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2
3 THIS DRAFT INDICATES CHANGES
4 BY STRIKE THROUGHS AND
5 UNDERLINING. CHANGES
6 REFERENCED ARE TO THE PRIOR
7 DRAFT DATED OCTOBER 7, 2004.

8
9 IF THERE ARE NO SUCH MARKINGS,
10 NO CHANGES HAVE BEEN MADE TO
11 PRIOR DRAFT.

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 1 – Accessory Uses

Section 5-101. General.

Accessory uses, which do not alter the character of the premises in respect to their basic use, shall be permitted in connection with all uses. Specific enumeration of permissible accessory uses shall not be deemed to prevent other proper accessory uses not so enumerated. All accessory uses shall comply with the following general standards:

- A. No accessory building or structure may be constructed before, but may be built concurrently with, the main building, nor shall any such building be completed before the main building is completed, except as to interior trim and decoration, or be used or occupied before the main building is completed.
- B. Except as may be otherwise required, no accessory building or structure may be located in the area between the street and the main residential building or any part thereof.
- C. In no case shall an accessory building or structure be located closer to the front or side street of a lot or building site than the main or principal building.

Section 5-102. Accessory dwelling.

- A. An accessory dwelling shall be permitted in a Multi-family-2 District as an accessory use located above a garage.
- B. An accessory dwelling shall be permitted as an accessory use in a SF-1, SF-2 or Multi-Family-1 District provided that the living quarters:
 1. Are located above a garage;
 2. Are for the use of members of the family living in the main residence or persons employed on the premises;
 3. Do not contain a kitchen. (3242)

Section 5-103. Boat house and/or boat slip.

A boat house and/or a boat slip shall be permitted as an accessory use in a single family district provided that the boat house and/or the boat slip:

- A. Is occupied by members of the family residing in the main residence or persons employed on the premises.
- B. Does not contain a kitchen.
- C. Eave line does not exceed in height the eave line of the main residence.
- D. Maintains the same minimum setbacks from the platted canal line or bay front and the same minimum setback from the side lot line as established for the main structure.

Section 5-104. Cabana.

A cabana shall be permitted as an accessory use in a single-family residential district subject to the following conditions and restrictions:

- A. Such cabana shall be of masonry construction with tile roof and shall be designed so as to tie in architecturally with the main building.
- B. The area of such cabana shall not exceed one hundred (100) square feet.
- C. The plumbing facilities shall be limited to shower and toilet facilities.
- D. The setbacks and ground coverage shall be in accordance with the underlying zoning district.
- E. The cabana shall not contain cooking facilities and shall not be used for living or sleeping quarters.
- F. Cabanas which are attached to the main building shall not be required to be inter-connected with said main building.

1 **Section 5-105. Camps [insert]**

2
3 **Section 5-106. Drive throughs and walk-ups**

4
5 Drive throughs, walk-up windows, and ATMs accessory to banks, restaurants, and retail sales and service
6 shall be permitted provided that such uses are designed so as to not interfere with the circulation of
7 pedestrian or vehicular traffic on the adjoining streets, alleys or sidewalks.
8

9 **Section 5-107. Emergency preparedness shelter.**

10
11 A building designed to be used as an emergency preparedness shelter shall be permitted as an
12 accessory use in any district subject to the following conditions and restrictions:
13

- 14 A. Such shelters shall be designed and constructed in accordance with minimum accepted engineering
15 structural principles which shall be subject to approval by the Structural Engineer and the Building
16 Official.
17
18 B. Such shelters may be attached to the main building or constructed as a detached building provided,
19 however, that the design thereof conforms to the design of the main or principal building.
20
21 C. Such shelters may be constructed with a flat roof provided that the maximum height of the shelter
22 shall not exceed four (4) feet.
23
24 D. No setback shall be required for shelters when such shelters are constructed completely below grade,
25 provided however, that no such shelter shall be constructed in the utility easement areas and
26 provided further that the entrance doors to subject shelters are not constructed in the setback area as
27 required for the main or principal building.
28
29 E. Setbacks shall be in accordance with the requirements of the underlying zoning district.
30

31 **Section 5-108. Greenhouse.**

32
33 A greenhouse shall be permitted as an accessory use in any residential district, subject to the following
34 conditions and restrictions:
35

- 36 A. Such greenhouse shall be restricted to the sole purpose of raising vegetation.
37
38 B. Such greenhouse shall be constructed of:
39 1. A pipe frame covered with a green or black chain link fencing material and/or dark green plastic
40 screen.
41 2. A pipe frame covered with a green or black chain link fencing material and/or dark green plastic
42 screen located on top of a masonry wall, provided such masonry wall does not exceed a height of
43 four (4) feet.
44 3. Glass in metal frames, provided where masonry is used in the walls of such construction, such
45 masonry walls shall not exceed a height of four (4) feet.
46 4. A pipe frame covered with galvanized expanded metal, painted green.
47
48 C. In those instances where a greenhouse is constructed of chain link fence material, such greenhouse
49 shall be covered at all times with dark green plastic screen, provided, however, such plastic screen
50 may be removed in the event of a hurricane.
51
52 D. The ground dimension of such greenhouse shall not exceed a width of twelve (12) feet, and a depth
53 of sixteen (16) feet.
54
55 E. The walls of the greenhouse shall not exceed a height of seven (7) feet.
56

- 1 F. The greenhouse shall not exceed an over-all height of eight and one-half (8½) feet.
2
3 G. The roof pitch of such greenhouse shall not exceed a maximum of three (3) inches in twelve (12)
4 inches.
5
6 H. Sun screen and other materials used for shading, except dark green plastic screen, shall be used
7 only on the inside of the greenhouse.
8
9 I. The setbacks of such greenhouses shall be the same as required for screen enclosures.
10
11 J. The greenhouse shall be located on the rear of the property and shall be properly screened by
12 landscaping from view from the street and adjacent property owners. Such landscaping shall be
13 maintained for as long as the structure shall remain upon the premises.
14
15 K. The greenhouse shall not contain toilet facilities but may contain a sink for washing and care of the
16 vegetation.
17
18 L. The structural design of the greenhouse shall be subject to approval by the Structural Engineer.
19

20 **Section 5-109. Guesthouse.**

21
22 A guesthouse will be permitted as accessory to a Residential Estate subject to the following conditions
23 and restrictions: (3232)
24

- 25 A. The guesthouse shall not exceed six hundred (600) square feet in ground area or ten (10%) percent
26 of the ground area of the main building on the premises, whichever is greater.
27
28 B. Such guesthouse may contain kitchen facilities.
29
30 C. Only non-paying and personal guests of the occupant of the principal residence shall occupy a
31 guesthouse.
32
33 D. Year-round occupancy shall not be permitted by the same guest.
34
35 E. The owner shall not be permitted to live in the guesthouse and rent the principal residence.
36
37 F. The guesthouse shall be located in the rear setback area.
38

39 **Section 5-110. Massage establishment.**

40
41 A massage establishment shall be permitted as accessory to a beauty salon, medical clinic, or health
42 club.
43

44 **Section 5-111. Moveable pavers.**

45
46 Moveable pavers shall be permitted in the required setback area, but shall only be allowed to serve as
47 walkways or approved driveways, and not for patios or off-street parking. A walkway is an aggregated
48 width of pavers not exceeding three (3) feet in width in a setback area of up to ten (10) feet and a
49 maximum width of five (5) feet in setback areas of ten (10) feet or greater. In all cases a minimum of
50 eighteen (18) inches shall be provided between a walkway and the property line.
51

52 **Section 5-112. Playhouse.**

53
54 A playhouse shall be permitted as an accessory use to any residential user, subject to the following
55 conditions and restrictions:
56

- A. Such playhouse shall be of concrete block stucco construction with tile roof.

- B. The ground dimensions thereof shall not exceed twelve (12) feet by twelve (12) feet.
- C. The head room therein shall not exceed five (5) feet.
- D. No plumbing facilities or fixtures shall be installed therein.
- E. Such playhouse shall be screened by shrubbery to obscure the view of such playhouse from the street.
- F. Shall be located in the rear yard.

Section 5-113. Private swimming pool.

A private swimming pool shall be permitted as an accessory use in any district subject to the following conditions and restrictions:

- A. Swimming pools shall conform to the minimum structural requirements as required by the Florida Building Code.
- B. Design and sanitation requirements shall meet the requirements of the Florida Building Code and the State Board of Health. All plans for swimming pools which require approval by the State Board of Health shall be stamped with the approval thereon of said Board prior to such plans being submitted to the City of Coral Gables for a building permit.
- C. Maximum ground area coverage. In no case shall the main building or structure exceed thirty-five (35%) percent of the lot or lots comprising the building site, and the total ground area permitted to be occupied by the main building or structure and permitted auxiliary structures shall not exceed forty-five (45%) of the site upon which the structures are located.
- D. Setback:
 - 1. Minimum front setback. Same as requirements for a residence located on the parcel where pool is to be constructed provided, however, that in no case shall the pool be located closer to a front street line of a lot or building site than the main or principal building is located.
 - 2. Minimum side setback. Five (5) feet on each side, except on certain properties provided for under Appendix A.
 - 3. Minimum rear setback. On a lot or building site not abutting upon a canal, waterway, lake or bay, five (5) feet. (3037)
 - 4. Waterway setback. On a lot or building site abutting upon a canal, waterway, lake, bay, or golf course, five (5) feet from such canal, waterway, lake, bay, or golf course. (3037)
 - 5. Measurement. All setbacks for swimming pools shall be measured from the water's edge of the pool to the nearest property line in question.
- E. Unless the pool is entirely screened in, it must be surrounded by a protective wall or fence four (4) feet in height, to comply with existing ordinance for walls and fences and provided, further, that in all cases where a swimming pool is constructed which will be visible from a street, a four (4) foot wall shall be erected upon the premises between the street and the swimming pool.
- F. Gates in the protective fence and/or wall required these regulations shall be the spring lock type, so that they shall automatically be in a closed and fastened position at all times. Gates shall also be equipped with a safe lock and shall be locked when the swimming pool is not in use.
- G. On inside lots swimming pools may be located within an L or U of the building facing upon a front street.
- H. On corner lots, swimming pools may be located within an L of the building provided that such L is not visible in both the front and side elevation.
- I. In no case shall a swimming pool be located closer to the front or side street of a lot or building site than the main or principal building.

- 1 J. Patios and decks surrounding pools (other than wood decks governed by Section 5-118) may extend
2 five (5) feet closer to the rear property line, canal, waterway, lake, bay or golf course, than the pool
3 itself, provided that a minimum rear setback of five (5) feet is maintained. (3037)
4

5 **Section 5-114. Recreational equipment.**
6

7 Non-movable recreational equipment including swing sets, jungle gyms, basketball poles, etc., are
8 permitted to be placed, kept or maintained in any interior side or rear yard only. (2992)
9

10 **Section 5-115. Restaurant, open air.**
11

12 A. Open air dining on private property, as accessory to a restaurant, provided that:
13

- 14 1. The operation of such business shall not interfere with the circulation of pedestrian or vehicular
15 traffic on the adjoining streets, alleys or sidewalks.
16
17 2. Any open-air dining at a retail food establishment shall be in compliance with all state and local
18 regulations and applicant shall be required to submit a maintenance plan for review and approval
19 by the City, and shall meet all requirements of this section. (3225)
20
21 3. The service of patrons of the open-air dining shall be at tables only and no-counter service, self-
22 service, or pass through window shall be permitted.
23
24 4. That the open-air dining area shall not occupy an area of more than thirty (30%) percent of the
25 public indoor area of the primary restaurant operation.
26
27 5. That the open-air dining area shall be unenclosed and shall be open except that it may be
28 covered with a canvas cover or structural canopy of a building's arcade, loggia or overhang.
29
30 6. That all kitchen equipment used to service the open-air dining area shall be located within the
31 kitchen of the primary restaurant or business.
32
33 7. That the open-air dining area shall be kept in a neat and orderly appearance and shall be kept
34 free from refuse and debris.
35

36 B. Open-air dining on public property, as accessory to a restaurant, provided that:
37

- 38 1. All requirements regarding subsection A above are met.
39
40 2. A permit issued for an open-air dining located on public property shall be issued for a period of
41 one year, renewable annually by the Planning Department. Such permit shall not be transferable
42 in any manner. (3069)
43
44 3. Open-air dining area shall be restricted to the length of the sidewalk or public right-of-way
45 immediately fronting the cafe and/or restaurant. The utilization of space extending no more than
46 twenty-five (25) linear feet on either side beyond the subject property frontage may be authorized
47 subject to annual written consent provided by tenants in front of whose businesses the outdoor
48 dining service would occur.
49
50 4. There shall be maintained a minimum of five (5) foot clear distance or fifty (50%) percent of
51 public sidewalk width, whichever is greater, free of all obstructions, in order to allow adequate
52 pedestrian movement. The minimum distance shall be measured from the portion of the open-air
53 dining area nearest either the curb-line or the nearest obstruction.
54

- 1 5. No awning, canopy or covering of any kind, except individual table umbrellas, shall be allowed
2 over any portion of the open-air dining area located on public property except as allowed under
3 separate covenant process.
4
- 5 6. No perimeter structures such as fences, railings, planters or other such barriers shall surround
6 the open-air dining area which would restrict the free and unobstructed pedestrian flow or
7 discouraging the free use of the tables or chairs by the general public.
8
- 9 7. No signage shall be permitted on the public portion of the property.
10
- 11 8. All open-air dining areas shall be at the same elevation as the adjoining sidewalk or public right-
12 of-way.
13
- 14 9. Under no circumstances shall any open-air dining interfere with the free and unobstructed public
15 access to any bus stop, crosswalks, public seating areas and conveniences, street intersections,
16 alley, service easements, handicap facilities or access to adjacent commercial establishments.
17
- 18 10. The property owner/operator shall be responsible for maintaining the outdoor dining area in a
19 clean and safe condition. All trash and litter shall be removed daily.
20
- 21 11. The hours of operation shall coincide with that of the primary restaurant. Tables, chairs and all
22 other furniture used in the operation of an outdoor dining area shall not be anchored or restrained
23 in any visible manner as with a chain, rope or wire.
24
- 25 12. Open-air dining may be suspended by the City Manager for community or special events, utility,
26 sidewalk or road repairs, or emergency situations or violations of provisions contained herein.
27 The length of suspension shall be for a duration as determined necessary by the City Manager.
28 Removal of all street furniture and related obstructions shall be the responsibility of the cafe
29 and/or restaurant owner/operator.
30

31 **Section 5-116. Screened enclosures.**

32 A structure whose openings are composed of screening shall be permitted as an accessory use in
33 connection with a residential or special district, provided a major portion of one wall of the screened
34 enclosure shall be a part of the main building or of a permitted accessory building located on the
35 premises, subject to the following conditions and limitations:
36
37

- 38 A. Street Elevation: In all cases where an elevation of a screened enclosure is visible from a street, such
39 elevation shall be constructed of a minimum three (3) foot high masonry stub wall which may be
40 either solid, louvered, pierced, open brick, decorative block or ornamental block with screening above
41 and shall be in architectural harmony with the main building.
42
- 43 B. Height:
44
45 1. Where a screened enclosure is to be attached to a one-story building, the height of the screened
46 enclosure shall not exceed the height of the eave line of the affected elevations providing,
47 however, that where the design and/or features of such building and screened enclosure justify a
48 greater height such additional height may be approved.
49
- 50 2. Where a screened enclosure is to be attached to a two (2) story building the height of such
51 enclosure shall not exceed ten (10) feet providing, however, that where the design and/or other
52 attendant and connected circumstances and features of such building and screened enclosure
53 justify a greater height, such additional height may be approved.
54
- 55 C. Maximum ground area coverage: In no case shall the main building or structure exceed thirty-five
56 (35%) percent of the lot or lots composing the building site, and the total ground area permitted to be

1 occupied by the main building or structure and permitted auxiliary structures shall not exceed forty-
2 five (45%) percent of the site upon which the structures are located, provided however, that in no
3 case shall a screened enclosure be permitted to exceed two-thirds ($\frac{2}{3}$) of the ground area of the main
4 building on the premises.
5

- 6 D. Except as specifically prescribed herein to the contrary, no screened enclosures shall be located
7 closer to a side or rear lot line than a minimum of ten (10) feet.
8

9 E. Location:

- 10 1. On inside lots, screened enclosures may be located within an L or U of the building facing upon a
11 front street.
12 2. On corner lots, screened enclosures may be located within a U of the building facing upon either
13 the front or side streets.
14 3. On corner lots, screened enclosures may be located within an L of the building providing that
15 such L is not visible in both the front and side elevation.
16 4. In no case shall a screened enclosure be located closer to the front or side street of a lot or
17 building site than the main or principal building.
18

19 **Section 5-117. Storage building and/or utility room.**
20

- 21 A. Storage and/or utility rooms not exceeding fifty (50) square feet of floor area, computed from the
22 inside wall-to-wall dimensions, may be permitted as an accessory use in a single family district or as
23 accessory to a duplex. The design of such rooms shall be tied in architecturally with the main
24 building and the material used in the construction of such storage and/or utility room shall be as set
25 forth in these regulations.
26
27 B. A separate utility building, or the use of a portion of the main building therefore, shall be permitted as
28 an accessory use a Multi-Family District, and in connection with any overnight accommodation. Such
29 separate building or part of the main building shall be restricted to use for laundry facilities, for
30 housing of electrical meters or other electrical equipment, toilet facilities, and storing of tools or
31 equipment used on the premises, and, in the case of overnight accommodations, shall be located at
32 the rear of the building site.
33
34 C. A separate building for the storage of residential goods and to keep the same from being exposed to
35 the public view (providing, however, that proper facilities shall be made for cleaning same as required
36 by standard health practices), shall be permitted as Use an accessory use in the CL, CH, I Districts.
37 Such building shall be erected only at the rear of the property upon which it is to be located, and
38 within a radial distance of one-hundred (100) feet from the main building, and under no condition shall
39 there be more than one such building erected upon a building site.
40

41 **Section 5-118. Tennis courts.**
42

43 A private tennis court shall be permitted as an accessory use in a residential or special district subject to
44 the following conditions and restrictions:
45

- 46 A. The setbacks for such tennis court and side and back nets, fences or walls shall be in accordance
47 with the minimum setbacks required located of the underlying zoning district.
48
49 B. The tennis court shall not be located between the main building and the street or closer to the street
50 than the main building.
51
52 C. Such tennis courts including side and back nets shall be screened from view from the street and the
53 adjacent property owners.
54
55 D. The side and back nets shall not exceed a maximum height of ten (10) feet and shall be constructed
56 in compliance with the Florida Building Code .

- 1
2 E. Any lighting on the tennis courts shall comply with the (insert cross reference) [applicable regulations
3 of the City of Coral Gables].
4

5 **Section 5-119. Trellises. [under furthr revision]**
6

7 Wood trellises shall be permitted as an accessory use in a single-family district or as an accessory to a
8 multi-family dwelling subject to the following conditions and restrictions: (2521, 3191)
9

- 10 A. All wood members shall be constructed of one of the following approved materials: (3232)
11 1. Solid select heart cypress.
12 2. Solid heart mahogany.
13 3. Solid heart teak.
14 4. Solid heart cedar.
15 5. Clear vertical grain redwood.
16
17 B. All supporting members shall be anchored to a concrete foundation with approved metal clips used in
18 such a manner as to prohibit the wood from touching the concrete.
19
20 C. Fastening clips, hurricane clips, etc., used in the construction of the trellis shall be concealed from
21 view with moldings, cover boards, etc.
22
23 D. No materials such as, but not limited to, fiberglass screening, plastic panels or aluminum panels shall
24 be placed upon or attached to the trellis.
25
26 E. The height of the trellis shall be subject to approval by the City Architect.
27
28 F. The setbacks for trellises shall be governed by the same minimum setbacks as required for the main
29 or principal building.
30
31 G. All trellises may be stained or painted to be harmonious with the color of the main or principal
32 building.
33
34 I. All wood trellises shall be maintained and kept in good order and repair.
35

36 **Section 5-120. Wood decks.**
37

38 Wood decks shall be permitted as an accessory use in a single-family residential district or a duplex
39 subject to the following conditions and restrictions: (2524)
40

- 41 A. The foundation for wood decks shall be constructed of concrete.
42
43 B. The decking may be constructed of two (2) inch thick material to be one of the following:
44 1. Solid select heart cypress.
45 2. Solid heart mahogany.
46 3. Solid heart teak.
47 4. Solid heart cedar.
48 5. Clear vertical grain redwood.
49 6. Pressure treated pine or fir except creosote pressure treated wood.
50 7. Similar type or quality of wood to those noted above, as approved by the City Architect. All other
51 wood members may be constructed of all the above including creosote pressure treated wood.
52 (2625, 2696)
53
54 C. All supporting members shall be anchored to the concrete footing with approved metal clips used in
55 such a manner as to prohibit the wood from touching the concrete.
56

- 1 D. A fascia or skirt shall be constructed on the perimeter of the wood deck to conceal from view the ends
2 of the deck planking, the joists supporting the deck and the clips, angles and other metal anchors and
3 devices. The skirting material shall be one of the seven (7) approved woods as set forth under
4 paragraph d) above.
5
6 E. The height of the wood deck shall not exceed the height of the first floor elevation, except in case
7 where the floor slab of the residence or duplex is constructed at grade, in which case the height of the
8 wood deck shall not exceed a height of three (3) feet above the floor slab.
9
10 F. The setback for the wood decks shall be governed by the same minimum setbacks as required for the
11 main or principal building, provided, however, that on waterfront property no rear setback shall be
12 required for such wood decks.
13
14 G. The minimum rear setback for decks and patios surrounding pools on canals, waterway, lakes, bays,
15 or golf courses shall be three (3) feet; except as provided for wood decks in Section 5-118). (3232)
16
17 H. The surface of all exterior wood members shall be stained or painted to be harmonious with the color
18 of the main or principal building.
19
20
21
22

23 **ARTICLE 5 – DEVELOPMENT STANDARDS**
24 **Division 2 – Automobile Service Stations**
25

26
27 **Section. 5-201 - Minimum requirements.**
28

29 The construction and/or reconstruction of automobile service stations shall comply with the following
30 minimum requirements: (3237)
31

- 32 A. Except as provided in subsection B, an automobile service station shall not be constructed and/or
33 reconstructed anywhere except upon property which is located in a Commercial District or Industrial
34 District;
35
36 B. An automobile service station located in a Commercial Limited District may be reconstructed provided
37 that the plans comply in all respects with the provisions in this Division and provided that the number
38 of pump islands shall not exceed two (2) and the number of service bays shall not be increased.
39
40 C. Automobile service station sites shall have a minimum street frontage of not less than one hundred-
41 twenty (120) feet and a minimum area of not less than twelve thousand (12,000) square feet.
42 Automobile service stations established prior to the adoption of these regulations on sites less than
43 required by this subsection may be reconstructed provided that the capacity of the new station does
44 not exceed the capacity of the existing station.
45
46 D. All automobile service stations shall comply with the following minimum floor area requirements:
47
48 1. The minimum floor area for an automobile service station shall not be less than one thousand-
49 two hundred and fifty (1,250) square feet.
50
51 2. The minimum floor area for a self-service gasoline station shall not be less than two-hundred and
52 fifty (250) square feet including the attendant control area, rest rooms, office, storage room and
53 vending machine room.
54

- 1 E. The automobile service station building, including the canopies and auxiliary-use buildings and
2 structures, shall not exceed a maximum lot coverage of forty (40%) percent of the area of the
3 automobile service station site.
4
- 5 F. The roof over an automobile service station and auxiliary buildings shall be of tile, pitched and shall
6 extend from the station over the gasoline pumps.
7
- 8 G. Where an automobile service station site is located at the intersection of two (2) streets, the
9 entrances and exits to the service bays shall not be located on the front elevation of the building.
10
- 11 H. All pump islands shall be delineated by curbs.
12
- 13 I. Pump islands shall not be located closer than fifteen (15) feet to a street right-of-way line.
14
- 15 J. The automobile service station building shall have the following minimum setbacks:
16
17 1. Front -- 40 feet minimum.
18 2. Side -- 10 feet minimum.
19 3. Side Street -- 30 feet minimum.
20 4. Rear -- 10 feet minimum.
21
- 22 K. The canopies over the driveway and pump islands shall have the following minimum setbacks:
23
24 1. Front -- 5 feet minimum.
25 2. Side -- 10 feet minimum.
26 3. Side street -- 5 feet minimum.
27 4. Rear -- 10 feet minimum.
28
- 29 L. Where such automobile service station sites abut a residential district a solid four (4) foot high wall
30 shall be constructed along the property lines abutting the residential district.
31
- 32 M. Not more than two (2) driveways shall be permitted from the front street to the automobile service
33 station.
34
- 35 N. Any two (2) driveways connecting with a single street shall be separated by an island area. The
36 side of the island next to and parallel to the abutting street shall be located at the property line and
37 such island shall have a minimum length at the property line of not less than twenty (20) feet.
38
- 39 O. Where the building site abuts property in a residential district not more than one driveway shall be
40 permitted from a side street to the automobile service station.
41
- 42 P. The maximum width of any one driveway shall not be greater than thirty-five (35) feet.
43
- 44 Q. No driveway shall encroach upon curbs or pavement radii at intersections.
45
- 46 R. No driveway shall cross reserved corner sight distance areas.
47
- 48 S. The edge of the driveway shall be located not less than ten (10) feet from a side street right-of-way
49 line.
50
- 51 T. The driveways and service area adjacent to the automobile service station building and pump
52 islands shall be paved with poured concrete.
53
- 54 U. All paving shall be graded to provide for drainage on the automobile service station site.
55

- 1 V. All lubrication and greasing equipment, washing equipment, hydraulic lifts and service pits shall be
2 located within the automobile service station building.
3
4 W. Automobile service stations shall not be permitted to engage in the selling or rental of cars, trucks
5 and utility trailers.
6
7 X. Parking, loading or servicing of vehicles shall not be permitted on the public rights-of-way abutting
8 the automobile service station site.
9
10 Y. Racks for display of tires, batteries, etc. Merchandise shall not be displayed or stored outside of the
11 principal building. , providing that this prohibition shall not apply to oil can storage racks located at
12 pump locations.
13
14 Z. No automobile service stations shall be permitted to store vehicles or to be used as an off-street
15 parking lot.
16
17 AA. Each automobile service station shall provide one off-street parking space for each two (2)
18 employees with a minimum of two (2) employee spaces plus one space for each service bay.
19
20 BB. The illumination upon any automobile service station site shall have the source of light concealed
21 from view from the exterior of the building site, except that where channel letters or figures are used
22 for any sign, the illumination, thereof, may be visible if recessed within the depth of the channel.
23 Intensification of illumination shall be approved by the Electrical Inspector. No intermittent or
24 flashing illumination shall be permitted.
25

26 **Section 5-202. Sanitary facilities.**

27
28 The following minimum sanitary facilities shall be provided for automobile service stations.
29

- 30 1. Male Water Closets: 1.
31 Urinals: 1.
32 Lavatories: 1.
33
34 2. Female Water Closets: 1.
35 Lavatories: 1.
36

37 **Section 5-203. Miscellaneous requirements.**

38
39 At least one basket-type floor drain and trap connected to a gas and oil interceptor shall be required for
40 an automobile service station.
41
42
43
44

45 **ARTICLE 5 – DEVELOPMENT STANDARDS**

46 **Division 3 – Awnings and Canopies**

47
48

49 **Section 5-301. General.**

50
51 Awnings, shelter canopies, entrance canopies and carport canopies placed upon, attached to or forming
52 any part of a building shall conform to the conditions and restrictions set out in this Division.
53

54 **Section 5-302. Standards.**

- 55
56 A. Material.

- 1
- 2
- 3 1. Awnings placed upon, attached to, or forming any part of any building in any residential district
- 4 shall be made of canvas, cloth or other similar materials and of fiberglass, aluminum, plastic or
- 5 other man-made materials.
- 6
- 7 2. Shelter canopies or carport canopies placed upon, attached to, or forming any part of any building
- 8 in any residential district shall be made of canvas, cloth, aluminum or other similar materials.
- 9
- 10 3. Awnings, shelter canopies, entrance canopies and carport canopies placed upon, attached to, or
- 11 forming any part of any building in any commercial or industrial district may be made of canvas,
- 12 cloth, or other similar materials and of fiberglass, plastic or non-ferrous metals, but in no case
- 13 shall any such awnings, shelter canopies, entrance canopies or carport canopies be made of
- 14 wood or wood products or of masonite or similar materials; in all cases such awnings, shelter
- 15 canopies, entrance canopies or carport canopies shall generally simulate the appearance of
- 16 canvas awnings, and must not be corrugated or slatted or with holes or other interstices.
- 17 B. Slope. In any residential district use, no shelter canopy or carport canopy shall be erected which has
- 18 a minimum slope of less than two (2) inches in twelve (12) inches or a maximum slope of more than
- 19 five (5) inches in twelve (12) inches.
- 20
- 21 C. Size and number permitted. In a single-family zoning district, no shelter canopy or carport canopy
- 22 shall be erected which covers an area greater than four hundred forty (440) square feet. Only one
- 23 shelter canopy and one carport canopy shall be permitted per single-family or duplex unit, provided
- 24 however, that the carport canopy and shelter canopy shall not abut or be attached to one another.
- 25 (2945)
- 26
- 27 D. Clearance over sidewalk. In all cases where an awning, entrance canopy, or shelter canopy is placed
- 28 upon, attached to, or forming any part of any building and such awning, entrance canopy or shelter
- 29 canopy projects over a sidewalk, or similar place where the public is accustomed to walk, the rigid or
- 30 metal parts for any such awning entrance canopy or shelter canopy shall have a clearance of not less
- 31 than seven-and-one-half (7½) feet from sidewalk elevations, and any non-rigid valance of any such
- 32 awning, entrance canopy or shelter canopy shall have a clearance of not less than six-and-one-half
- 33 (6½) feet from sidewalk elevation.
- 34
- 35 E. Construction.
- 36
- 37 1. All canvas awnings, shelter canopies, entrance canopies, or carport canopies shall be so
- 38 constructed as either to admit or permit quick removal such as is necessary in cases of
- 39 impending storms or hurricanes.
- 40
- 41 2. Except for those installations which are stationary in character, awnings, shelter canopies,
- 42 entrance canopies, or carport canopies other than those of cloth or canvas or like materials shall
- 43 be so constructed as easily to lend themselves to the forming of storm shutters or storm
- 44 protection to the building to which they are attached.
- 45
- 46 3. Rigid awnings or canopies which are stationary in character shall be designed to resist the
- 47 following loads:
- 48 a. Roofs shall be designed for a live load of not less than thirty (30) pounds per square foot
- 49 except that roofs occupied as roof gardens or for concentrated loads shall be designated for
- 50 the corresponding occupancies.
- 51 b. Design shall not be based on the removal or repositioning of parts or the whole during
- 52 periods of high wind velocity.
- 53
- 54 F. Location.
- 55

1. All carport canopies shall be attached to the building and may be located on either side or the rear of said building.
 2. All shelter canopies shall be attached to the building and may be located on the front, sides or rear of said building.
 3. No self-supporting or free-standing shelter canopy, carport canopy or entrance canopy shall be erected without a variance having been approved by the Board of Adjustment.
 4. Awnings erected over garage openings or porte-cochere vehicle openings shall not extend out from the outside wall of the building more than six (6) feet.
 5. Entrance canopies, permitted on commercial buildings only, shall be attached to the building and may be supported from the ground up. The overall width of entrance canopies shall be a maximum of the entrance opening and framing width, plus twelve (12) inches and shall extend out perpendicular from the building.
- G. Maintenance, repair, replacement, and/or removal. All awnings and canopies shall be maintained and kept in good order and repair. Awnings and canopies which are found, upon inspection, to be in disrepair shall be subject to removal and/or replacement.
- H. Encroachment over public right-of-way. Awnings and/or canopies which encroach over public rights-of-way shall be subject to the following conditions and restrictions:
1. The property owner shall execute a restrictive covenant prepared by the City Attorney, which shall run with the title of the land, agreeing to provide public liability insurance coverage for the encroachment in the minimum limits required by the City, and naming the City as additional insured under the policy.
 2. An executed copy of the restrictive covenant, together with certificates of required insurance, shall be presented to the Building Official, prior to the issuance of any permits for such work.
 3. Notwithstanding the above, that prior to the issuance of any permit for the installation of an awning or canopy encroaching over any public right-of-way under the jurisdiction of the Florida Department of Transportation, the Building Official shall require such evidence, as in his opinion is reasonable, to show that the plans for such encroachment have been approved by the said Department of Transportation.

ARTICLE 5 – DEVELOPMENT STANDARDS

Division 4 – Clearing, Filling and Excavation

Section 5-401. General.

Before any land may be cleared of trees and other growth, excavated, filled and/or graded, such land shall have been platted or replatted into lots, blocks or parcels for building development in the manner prescribed by Article 3 Division 10 and the owner thereof or owner's contractor shall have applied for and obtained a permit for such work from the Building and Zoning Department.

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 5 – Coral Gables Cottage Regulations

Section 5-501. Purpose and Applicability.

- A. The purpose of this Division is to maintain and preserve the architectural quality and character of Coral Gables' traditional, small scale, residential neighborhoods by encouraging the preservation of the existing Coral Gables Cottage style houses. (3029, 3219)
- B. The provisions of this Division may only be applied to the following: (3219)
1. Any existing development which meets the eligibility standards contained in Section 5-502 ~~29-5~~, herein (as determined by the Historic Resources Department).
 2. Any existing development which, by virtue of proposed development plans, would return sufficient original features to the building to render it eligible as a Coral Gables Cottage as provided in Section 5-502.
- C. Selected incentives are established in this Division which supersede the standard regulations for single-family residential development contained in other sections of these regulations. If not specifically addressed in this Division, the regulations and requirements of the underlying zoning district shall apply.

Section 5-502. Criteria for Designation as a Coral Gables Cottage.

- A. Coral Gables Cottage is a detached, single-family dwelling which is distinguished by its movement in plan, projections and recessions, asymmetrical arrangement of entrances, frequently employed surface ornament for embellishment, and at least twelve (12) of the following specific features which are original with the cottage:
1. Coral rock or stucco finish.
 2. Combination roof type (e.g., gable, shed, hip or flat roof).
 3. Front porch.
 4. Projecting bay on front elevation.
 5. Masonry arches or arches springing from columns on front elevation.
 6. Decorative doorway surrounds.
 7. Decorative and/or predominant chimney.
 8. Detached garage to the rear of the property.
 9. Similar decorative features, parapet and/or roof slope on main house and detached garage.
 10. Porte-cochere or carport.
 11. Decorative wing walls.
 12. Barrel tile roof.
 13. Varied height between projecting and recessed portions of the front elevation.
 14. Vents grouped as decorative accents.
 15. Cast ornament and/or tile applied to front elevation.
 16. Built-in niches and/or planters.
 17. First floor above crawl space.
 18. Casement or sash windows.
 19. Loggias/arcade.
- B. Cottage property: A building site which meets the criteria for eligibility as set forth in Section 5-502A.
- C. A cottage property must:
1. Be no more than one (1) story in height.
 2. Be zoned SF1 or SF2.
 3. Have a frontage no greater than sixty-five (65) feet.

4. Include a single-family dwelling built prior to 1940.
5. Include a single-family dwelling having at least twelve (12) of the features identified in Section 5-502A.

Section 5-503. Incentives for existing development.

The following setback provisions may be utilized by qualified cottage properties in order to modify, alter or add to an existing Coral Gables Cottage, provided that the resulting changes made to the dwelling do not diminish its character or its status as a Coral Gables Cottage.

A. Setbacks:

1. Notwithstanding the setback provisions in the underlying zoning district, new additions and alterations may utilize the same setbacks and extend as close to the property line as the main walls of the existing Coral Gable Cottage with the limitation that the addition/alteration may not be closer than two (2) feet, six (6) inches to the property line, and, when combined with all other existing structures may not result in the following: (3240)
 - a. Side yard of less than 250 sq. ft.
 - b. Front yard of less than 750 sq. ft.
 - c. Rear yard of less than 150 sq. ft.
2. Where existing setbacks meet current standards, a reduction in the setback requirement of up to twenty five (25%) percent shall be permitted, with the same limitation outlined in subsection 1 above.

B. Ground Area Coverage: Coral Gables Cottages shall be permitted to occupy up to forty-eight (48%) percent of the building site. Auxiliary buildings or structures, whether free standing or attached to the primary building, including swimming pools, may occupy additional site area provided, however, that the total ground area coverage for all structures shall not exceed fifty-eight (58%) percent of the site.

C. Enclosed garages may be converted to living space or storage space subject to the following requirements:

1. That a carport, porte-cochere or breezeway is provided for the storage of an automobile;
2. That the converted garage may not be used as a rental unit.

D. The landscape open-space requirement of thirty-five (35%) percent for single-family dwellings may be reduced by five (5%) percent.

ARTICLE 5 – DEVELOPMENT STANDARDS

Division 6 - Design Review Standards

Section 5-601. Purpose and applicability.

A. The purpose of these design review standards is to:

1. Provide standards and criteria for review of applications for development approval within the City.
2. Promote innovative design with regard to the aesthetics, architectural design, appearances, safety, and function of the built environment in relation to the site, adjacent structure and surrounding community.
3. Promote orderly and harmonious development of the City.

4. Enhance the desirability of residences or investment in the City.
 5. Encourage the attainment of the most desirable use of land and improvements.
 6. Enhance the desirability of living conditions upon the immediate site or in adjacent areas.
 7. Promote visual environments which are of high aesthetic quality and variety and which, at the same time, are considerate of each other.
 8. Establish identity, diversity and focus to promote a pedestrian friendly environment; and
 9. Encourage the utilization of a variety of architectural attributes and street level amenities to create a sense of place, including the spatial relationship of buildings and the characteristics created to ensure attractive and functional areas.
- B. The standards in this Division shall be applicable to all applications for development approval within the Multi-family Districts, the Commercial Districts, the Mixed Use District, the Industrial District and the Special Use District. Except as expressly provided in this Division, these standards shall not apply to single-family districts or to the Multi-family-1 District.

Section 5-602. Design review standards

- A. The Board of Architects shall determine if an application satisfies the following design review standards:
1. Whether the color, design, finishes, fenestration, texture, selection of architectural elements of exterior surfaces of the structure are compatible and the relationships of these items in comparison to building base, middle and top with the hierarchy of importance being the base, top and middle.
 2. Whether the planning and siting of the various function and structures onsite provides the following:
 - a. Creates an intrinsic sense of order between buildings, streets and pedestrian movements and activities.
 - b. Provides an efficient arrangement of land uses.
 - c. Provides a desirable environment for occupants, visitors and the general community.
 3. Whether adjacent existing historic features, natural features and street level pedestrian view corridors are appropriately integrated or otherwise protected.

- 1 4. Whether the amount and arrangement of open/green space [including urban open space (i.e.
2 plazas) or unimproved areas (i.e. open lawns, etc.)] are appropriate to the design, function and
3 location in relationship to the function of the structures and surrounding properties.
4
- 5 5. Whether sufficient buffering (including hard and softscape) is provided when non-compatible uses
6 abut or adjoin one another.
7
- 8 6. Whether the proposed lighting provides for the safe movement of persons and vehicles; provides
9 security and minimizes glare and reflection on adjacent properties.
10
- 11 7. Whether access to the property and circulation is safe and convenient for pedestrians, cyclists
12 and vehicles; and is designed to interfere as little as possible with traffic flow on these roads and
13 to permit vehicles a prompt and safe ingress/egress to the site.
14
- 15 8. Whether waste disposal facilities adversely affect adjacent properties.
16
- 17 9. Whether the application provides improvements, public open space, pedestrian amenities which
18 benefit the public.
19
- 20 10. Whether the proposed application is in conformity with provisions of this Division.
21
- 22 B. In applying the standards set forth in subsection (A) of this Section, the Board of Architects may
23 review each of the following items of an application:
24
- 25 1. Aesthetics.
26
- 27 2. Architectural compatibility with neighboring properties and uses.
28
- 29 3. Architecture.
30
- 31 4. Building and building components including, but not limited to:
32
- 33 a. Accessory structures including garages, sheds, utility facilities and waste receptacles.
34
- 35 b. Arcades, loggias, porte coheres, passages and similar covered areas.
36
- 37 c. Building appendages including but not limited to the following: balconies, penthouses,
38 loading docks, awnings, louvers, or any visible devices for deflecting, filtering or shielding the
39 structure or interior from the elements, flues, chimneys, exhaust fans, air-conditioning
40 equipment, elevator equipment, fans, cooling towers, antennae or similar structures placed
41 upon the roof or the exterior of the building.
42
- 43 d. Building entrances/exits for pedestrians and vehicles.
44
- 45 e. Building height.
46
- 47 f. Building materials, texture, fenestration and surfaces.

1
2 g. Building openings.
3

4 h. Building scale and mass.
5

6 i. Building façade step-backs.
7

8 j. Building rooflines.
9

10 k. Lighting.
11

12 l. Design.
13

14 m. Parking and paved surfaces.
15

16 n. Signage.
17

18 o. Stairs, ramps, escalators, moving sidewalks, elevators or downspouts on the exterior
19 buildings; and
20

21 p. Window coverage, casings/depth and proportion.
22

23 5. Colors.
24

25 C. If the Board finds that an application is not consistent with the above standards, the Board of
26 Architects may require changes of an application and its specifications to promote and maintain the
27 purpose of these standards.
28

29 **Section 5-603. Architectural Style.**
30

31 A. Architectural type--General. (2003-10) Except as provided for in subsection C of this section, all
32 buildings hereinafter constructed, reconstructed, altered or added to shall be of classical style of
33 Colonial, Spanish, Venetian, Italian or other Mediterranean or similar harmonious architecture. It
34 shall be the duty and responsibility of the Board of Architects to determine in each and every case
35 whether or not the submitted plans comply with the type of architecture set forth hereinabove and
36 suggest to the designing architect such changes as would bring the plan into conformity. The Board
37 of Architects shall require such changes in the design of the structure so as to preserve the traditional
38 aesthetic treatment and an excellence of design of the community. In considering the design of the
39 building, the Board of Architects shall consider and render a decision as to the feasibility of the
40 following elements in the design concept: (2992)
41

42 1. Trim.
43

44 2. Shutters.
45

46 3. Awnings and canopies.
47

48 3. Windows (Fenestration).
49

50 5. Doors.

6. Texture of surface.
7. Colors.
8. Roofs.
 - a. Materials.
 - b. Color.
 - c. Slope.
 - d. Overhang.
9. Planters.
10. Window boxes.
10. Walls, height, location, materials, design.
12. Height of building.
13. Location of structure on site.
14. Site circulation in regard to pedestrian travel, parking, services, grades and landscaping.
15. Location of exposed piping, conduits and rainwater leaders.
16. Decorative lighting (height, location and style).

The architectural type for a given location, unless specifically specified to the contrary, shall be in reasonable harmony with the architecture of the neighborhood. Additions and alterations to buildings which have been designated by the provisions of Article 3 Division 11 as a Historic Landmark shall conform to the architecture of the existing building.

- B. Specific standards. The owner shall require that his plans be designed in such a manner as to enhance the overall architectural character of the city, neighborhood and street. All new buildings, alterations, additions or changes to the facade in any nature shall conform to the following regulations:
1. Marked stucco to simulate shutters, flanking window openings and indiscriminate use of stucco scoring or cut lines, unless they perform a function in the design, shall not be permitted.
 2. Where particular treatment such as scoring, slump brick or other architectural motifs is employed, these shall return on the abutting elevation.
 3. Excessive use of slump or other brick shall not be permitted. (3235)
 4. Where wood or metal columns are used, the same shall be well proportioned.
 5. Shutters shall be architecturally designed to enhance the structure and all tracts and housings shall be concealed from view to the maximum extent practicable when not in use. (3041)
 - a. Plans for all new construction shall incorporate or make provisions for hurricane shutters.

- b. Storm panels with removable horizontal tracts shall be permitted on all structures without Board of Architects review and approval.
 - c. The Board of Architects may approve a hurricane shutter type or system for multi-unit buildings (residential and commercial) as a whole, thereby allowing individual owners or tenants to install pre-approved hurricane shutters without additional Board of Architects review and approval.
 - d. No shutter shall be placed on a structure so that it will alter or conceal architectural features or details of a structure.
 - e. Shutters shall not be installed in such a way as to prevent the intended or normal operation of any window or door.
 - f. In every area of a structure required by the Florida Building Code to have egress, there shall be at least one manually operable (non-electric) method of egress when completely enclosed by hurricane shutters.
6. Rooftop equipment such as that used in air conditioning and any other type of mechanical or service equipment shall be screened from view, as required by Article 5, Division 17.
 7. Air-cooled condensing and/or compressors equipment, water-cooling towers and any other type of mechanical equipment or apparatus installed on or attached to a premises shall be screened from view from the street, waterway, bay or golf course by a wall and landscaping.
 8. Exposed concrete or masonry block shall not be permitted. With the exception of slump, red or other brick, crab orchard or other stone and architecturally formed and detailed concrete, all masonry surfaces shall be stuccoed.
 9. If metal garage doors are used, they shall be painted in accordance with the palette of colors approved by the Board of Architects and on file with the Building and Zoning Department.
 10. No exposed air-conditioning ductwork or exposed solar tanks shall be permitted.
 11. The approval, materials, slope, construction, location and design of awnings and canopies shall be as set forth under Article 5, Division 3.
- C. Architectural type, specific locations. The type of architecture for specific locations in the City of Coral Gables shall be as follows:
1. In the Industrial Section, MacFarlane Homestead, and Golden Gate Subdivision, any architectural style shall be permitted as shall be approved by the Board of Architects as being harmonious with the immediate neighborhood.
 2. Where otherwise required by the terms of existing restrictions in deeds conveying lots or lands, or as specifically provided for therein.
 3. In Commercial and Industrial Districts, such types of architecture shall be permitted as shall be approved by the Board of Architects as being harmonious with the immediate neighborhood.

Section 5-604. Coral Gables Mediterranean Style Design Standards

- A. Required Standards. The following table contains the standards applicable to all development subject to the regulations in this Division.

Table 1. Required standards					
Reference Number	Residential	Non-Residential	Mixed Use	Type	Requirements
1.	✓	✓	✓	Architectural elements on building facades.	Similar exterior architectural relief elements shall be provided on all sides of all buildings. No blank walls shall be permitted unless required pursuant to applicable City, State and Federal requirements (i.e., Fire and Life Safety Code, etc). Parking garages shall include exterior architectural treatments compatible with buildings or structures that occupy the same property and/or street.
2		✓	✓	Architectural relief elements at street level.	On any building facades fronting streets, where an adjoining pedestrian sidewalk is located, one or more of the following design features shall be included at the street level: a. Display windows or retail display area; and/or, b. Landscaping; and/or, c. Architectural relief elements or ornamentation.
3.	✓	✓	✓	Architectural elements located on the top of buildings.	See definition of "height".
4.	✓	✓	✓	Bicycle storage.	To encourage the use of bicycles, bicycle storage facilities (racks) shall be provided. A minimum of five (5) bicycle storage spaces shall be provided for each 250 parking spaces or fraction thereof.
5.	✓	✓	✓	Building facades.	Facades in excess of 150 feet in length shall incorporate vertical breaks, stepbacks or variations in bulk/massing at a minimum of 100-foot intervals.
6.	✓	✓	✓	Building lot coverage.	No minimum or maximum building lot coverage is required.
7.	✓	✓	✓	Drive through facilities.	Drive through facilities including but not limited to banking facilities, restaurants, pharmacies, dry cleaners, etc. are prohibited access to/from Ponce de Leon Boulevard from S.W. 8 th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.
8.	✓	✓	✓	Landscape open space area.	Each property shall provide the following minimum landscape open area (percentage based upon total lot area): a. 5% for nonresidential properties; b. 10% for mixed use properties; and, c. 25% for residential properties. The total area shall be based upon the total lot area. This landscape area can be provided at street level, within the public right-of-way, elevated areas, planter boxes, planters, etc.
9.	✓	✓	✓	Lighting, street.	Street lighting shall be provided and located on all streets/rights-of-way. The type of fixture shall be the approved City of Coral Gables light fixture and location/spacing, etc. shall be the subject to review and approval by the Department of Public Works.
10.	✓	✓	✓	Parking garages.	Ground floor parking as a part of a multi-use building shall not front on a primary street. ADA parking is permitted on the ground floor. Ground floor parking is permitted on secondary/side streets and shall be fully enclosed within the structure and/or shall be surrounded by retail uses and/or residential units. Ground floor parking is permitted on alley frontages. Parking facilities shall strive to accommodate pedestrian access to all adjacent street(s) and alleys.
11.	✓	✓	✓	Porte-cocheres.	Porte-cocheres are prohibited access to/from Ponce de Leon Boulevard from S.W. 8 th Street to Bird Road, Miracle Mile from Douglas Avenue to LeJeune Road, and Alhambra Circle from Douglas Avenue to LeJeune Road.
12.		✓	✓	Sidewalks/ pedestrian access.	All buildings, except accessory buildings, shall have their main pedestrian entrances oriented towards adjoining streets. Pedestrian pathways and/or sidewalks shall be provided from all pedestrian access points and shall connect to one another to form a continuous pedestrian network from buildings, parking facilities, parking garages entrances, etc. Wherever possible pathways shall be separated from vehicular traffic.
13.	✓	✓	✓	Soil,	Structural soil shall be utilized within in all rights-of-way for all street level planting

Table 1. Required standards					
Reference Number	Residential	Non-Residential	Mixed Use	Type	Requirements
				structural.	areas with root barriers approved by the Public Service Department.
14.	✓	✓	✓	Windows on Mediterranean buildings.	Mediterranean buildings shall provide a minimum window casing depth of 4 inches as measured from the face of the building.

B. Required Architectural and Public Realm Standards. All applications for development approval shall meet the minimum requirements of Table 2

1. Residential uses (Multi-family Districts) shall satisfy a minimum of 6 of the 10 qualifications in Table 2.
2. Nonresidential uses (Commercial Limited, Commercial, and Industrial Districts) shall satisfy a minimum of 8 of the 12 qualifications in Table 2.
3. Mixed-use developments shall satisfy a minimum of 8 of the 12 qualifications in Table 2.

Table 2. Architectural and Public Realm Standards					
Reference Number	Residential	Non-Residential	Mixed Use	Type	Qualifications
1.	✓	✓	✓	Arcades and/or loggias.	Arcades, loggias or covered areas constructed adjacent, parallel, and/or perpendicular to building to provide cover and protection from the elements for pedestrian passageways, sidewalks, etc. thereby promoting pedestrian passage/use. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and massing. Awnings or other similar items do not satisfy these provisions.
2.	✓	✓	✓	Building rooflines.	Incorporation of horizontal and vertical changes in the building roofline.
3.	✓	✓	✓	Building setback.	Stepbacks on building facades of the building base, middle and/or top facade to further reduce the potential impacts of the building bulk and mass.
4.	✓	✓	✓	Building towers.	The use of towers or similar masses to reduce the mass and bulk of buildings.
5.	✓	✓	✓	Driveways.	Consolidation of vehicular entrances for drive-thru facilities, garage entrances, service bays and loading/unloading facilities into one curb cut per street to reduce the amount of vehicular penetration into pedestrian sidewalks and adjoining rights-of-way.
6.	✓	✓	✓	Lighting of landscaping.	Uplighting of landscaping within and/or adjacent to pedestrian areas (i.e., sidewalks, plazas, open spaces, etc.).
7.	✓	✓	✓	Materials on exterior building facades.	The use of natural materials shall be incorporated into the base of the building on exterior surfaces of building. This includes but not limited to the following: marble, granite, keystone, etc.
8.		✓	✓	Overhead doors.	If overhead doors are utilized, the doors are not directed towards residentially zoned properties.
9.	✓	✓	✓	Paver treatments.	Inclusion of paver treatments in all of the following locations: a. Driveway entrances minimum of 10% of total paving surface. b. Sidewalks. Minimum of 25% of total ground level paving surface. The type of paver shall be subject to Public Works Department review and approval. Poured concrete color shall be Coral Gables Beige.

Table 2. Architectural and Public Realm Standards					
Reference Number	Residential	Non-Residential	Mixed Use	Type	Qualifications
10.	✓	✓	✓	Pedestrian amenities.	<p>Pedestrian amenities on both private property and/or public open spaces including a minimum of four (4) of the following:</p> <ul style="list-style-type: none"> a. Benches. b. Expanded sidewalk widths beyond the property line. c. Freestanding information kiosk (no advertising shall be permitted). d. Planter boxes. e. Refuse containers. f. Public art. g. Water features, fountains and other similar water features. Ground and/or wall mounted. <p>Above amenities shall be consistent in design and form with the City Public Realm Design Manual.</p>
11.		✓	✓	Pedestrian pass-throughs/ paseos on properties contiguous to alleys and/or streets.	<p>Pedestrian pass-throughs provided for each 250 linear feet or fraction thereof of building frontage provided on properties contiguous to alleys and/or streets or other publicly owned properties. Buildings less than 250 feet in size shall provide a minimum of one pass through. The pass-throughs shall be subject to the following:</p> <ul style="list-style-type: none"> a. Minimum of 10 feet in width. b. Include pedestrian amenities as defined herein. <p>In lieu of providing one pass through of 10 feet in width every 250 feet of building frontage, two pass-throughs can be combined to provide one (1) 20-foot wide pass-through.</p>
12.	✓	✓	✓	Underground parking.	<p>The use of underground (below grade level) parking, equal in floor area of a minimum of 75% of the total surface lot area. Underground parking shall be located entirely below the established grade as measured from the top of the supporting structure and includes all areas utilized for the storage of vehicles and associated a circulation features.</p>

1
2

C. Bonus. The following height bonuses may be approved by the Board of Architects:

CLUP Map Designations	Allowable Feet	Maximum total feet available pursuant to Section 5-604	Additional feet available/maximum feet for Coral Gables Mediterranean Architectural Style
Residential Use (Multi Family)			
Low Density	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet
Medium Density	70 feet	83.5 feet	83.5 feet + 13.5 feet = 97 feet
High Density	150 feet	163.5 feet	163.5 feet + 27 feet = 190.5 feet
Commercial Use			
Low-rise Intensity	50 feet	63.5 feet	63.5 feet + 13.5 feet = 77 feet
Mid-Rise Intensity	70 feet	83.5 feet	83.5 feet + 13.5 feet = 97 feet
High-Rise Intensity	150 feet	163.5 feet	163.5 feet + 27 feet = 190.5 feet
Industrial Uses	72 feet	85.5 feet	85.5 feet + 13.5 feet = 99 feet
Mixed use	The height is dependent upon underlying CLUP Map designation.		

3

D. Other Development Options. If an applicant is entitled to a bonus under the provisions of this Division, the following development options in Table 3 may be used:

Table 3. Other development options					
Number	Residential	Non-Residential	Mixed Use	Type	Options
1.		✓	✓	Building setback reductions.	<p>Reduction in setbacks. Setbacks may be reduced to zero (0) foot setbacks on all property lines subject to the following standards:</p> <ol style="list-style-type: none"> Minimum open space. A minimum of 25% percent of the total ground stories square footage received from the setback reduction is provided as publicly accessible street level open space and landscape area on private property. The minimum square footage of allowable ground stories open space (i.e. plazas) shall be 400 square feet. Types of open space. Types of open space shall be in the form of courtyards, plazas, arcades/loggias, and pedestrian pass-throughs adjacent/contiguous to the adjacent rights-of-ways. Applicants, property owner's, successors or assigns desiring to develop pursuant to these regulations may not seek a variance for relief or reduction in building setbacks. Reductions in setbacks are only permitted subject to these regulations.
2.		✓	✓	Encroachments for loggias and/or arcades located as a part of an adjacent building within rights-of-way.	<p>Encroachments up to a maximum of 10 feet into public rights-of-way (not including alleys) may be permitted for the placement of a street level pedestrian arcade/loggia as a part of an adjacent building subject shall satisfy the following regulations:</p> <ol style="list-style-type: none"> Encroachment. The total amount of encroachment shall be evaluated based upon the total width of the contiguous rights-of-way. Rights of ways less than 60 feet or less may be approved for less than the maximum 10 feet. Minimum percentage of open space. A minimum of 50% percent of the total ground stories square footage encroachment requested must be provided as publicly accessible open space and landscape area on private property. The open space is subject to the following: <ul style="list-style-type: none"> Types of open space. Types of open space shall be in the form of open arcades/loggia, courtyards, plazas, pedestrian pass-throughs or open atriums adjacent/contiguous to the adjacent rights-of-way. Minimum area. Minimum square footage of allowable open space shall be 500 square feet. Landscape. Include both hard and softscape landscape improvements and pedestrian amenities as defined herein. Vertical volume. As a minimum include a vertical volume of space equal from street level to the first stories height or 18 feet, whichever is greater. Increase/decrease in height may be reviewed/approved as a part of approval. Maximum arcade/loggia lengths. Encroachments of up to 80% of the entire linear length of the building are permitted. Encroachment of the entire length may be requested subject to review and approval at the time of site plan review. Limitations of encroachments on corners of buildings may be required to control view corridors and ground stories building bulk and mass. Vertical encroachment. Structure shall be limited to the following: <ul style="list-style-type: none"> 45 feet on 60 foot rights-of-way. 18 feet on rights-of-way less than 30 feet. The encroachment shall be structurally supported entirely from the adjoining private property. All applicable costs for improvements and/or relocation to utilities, sanitary sewer, storm water, and other associated infrastructure improvements as a result of the request shall be the responsibility of the property owner. On street parking displaced as a result of the encroachment shall be provided as public parking spaces within the proposed development and compensation for the removed spaces shall be subject to the established City provisions. The building shall include City's public parking signage on the exterior portions of the building to clearly identify public parking spaces are available within the facility. The total number and location of the signage shall be determined at the time of

Table 3. Other development options					
Number	Residential	Non-Residential	Mixed Use	Type	Options
					<p>application review.</p> <p>e. Any encroachments, construction and penetration into the right-of-ways shall be subject to the following:</p> <ul style="list-style-type: none"> The property owner's shall be responsible for all maintenance of all encroachments and/or property of all surrounding public right-of-ways, including but not limited to the following: landscaping; (hard and softscape); benches; trash receptacles; irrigation; kiosks; plazas; open spaces; recreational facilities; private streets, etc. subject to all the provisions for which the development was approved as may be amended. Responsible for liability insurance, local taxes, and the maintenance of the encroachment and/or property. In the event that the owner or any assign and successor shall at any time after approval of the site plan fail to maintain the areas in reasonable order and condition in accordance with the approval, these regulations, City Code or other applicable local, state and federal requirements, the City shall implement appropriate measures pursuant to applicable City provisions. <p>f. Encroachments and the total amount of encroachment shall require review and approval pursuant to applicable City provisions.</p>
3.		✓	✓	Parking requirement exemption for Mediterranean Architectural Design buildings of 1.45 FAR or less (Central Business District only).	<p>Any new building construction or restoration/renovation of a building located in the Central Business District which is designed as Coral Gables Mediterranean Architectural Design as provided for in Section 5-706 and satisfies all other provisions of this Article, may be exempted from off-street parking requirements if the FAR of such building(s) does not exceed 1.45.</p> <p>Property owners, successors and/or assigns shall be limited to the above use restriction in perpetuity. The above provisions shall be enforced via a restrictive covenant or other acceptable means as determined by the City Attorney, subject to City Attorney review and final approval prior to the issuance of a certificate of occupancy for the building.</p>
4.	✓			Multi-family residential density bonus for Mediterranean Architectural Design buildings.	A 25 percent residential density bonus may be awarded to the permitted residential density if the proposed building is designed as Coral Gables Mediterranean Architectural Design as provided for in Section 5-606 and satisfies all other provisions of this Division.

Section 5-605. Coral Gables Mediterranean Architecture Design.

A. Coral Gables Mediterranean Architecture Design. All applications for development approval shall be required to satisfy all of the following:

1. Include design elements and architectural styles of the following buildings as provided in Appendix B:

- H. George Fink Offices, 2506 Ponce de Leon Boulevard.
- The Colonnade Building, 169 Miracle Mile.
- Douglas Entrance, 800 Douglas Road.
- Coral Gables Elementary School, 105 Minorca Avenue.

- e. Granada Shops/Charade Restaurant, 2900 Ponce de Leon Boulevard (demolished).
 - f. San Sebastian Apartments, 333 University Drive.
 - g. Coral Gables City Hall, 405 Biltmore Way.
 - h. Biltmore Hotel, 1200 Anastasia Avenue.
2. Satisfies the City of Coral Gables Mediterranean Design Guidelines as provided in Appendix B.

Section 5-606. Exterior walls--Material and color.

All exterior walls of all buildings shall be constructed of concrete, glass block, poured concrete, stone, hollow tile, coral rock or clay brick provided, however, that in the Commercial and Industrial Districts porcelain enamel panels, metal panels, pebble-faced block, pebble-faced panels, pre-cast panels and architectural concrete may also be used for exterior walls of buildings designed and used for commercial purposes with the express condition that such materials are approved by the Board of Architects, the Building Official and Structural Engineer. All exterior masonry surfaces shall be stuccoed and painted excepting those of coral rock, stone, glass, clay brick, slump brick, pebble-faced block, pebble-faced panels, pre-cast panels, and architectural concrete. Sunscreens on commercial buildings may be constructed of masonry, metal, glass or plastic where such materials are located in a metal or masonry frame providing that such sunscreens shall be subject to approval by the Board of Architects for architectural design. All exterior coloring shall be approved by the Board of Architects, if different from the Board of Architects approved palette of colors.

Section 5-607. Exterior walls--Facing materials.

- A. Wood facings. Wood facings shall be permitted on the exterior walls of single-family residences in that area of Coral Gables lying south of the Coral Gables Deep Waterway and east of Old Cutler Road, subject to the following conditions and restrictions:
 1. That the exterior walls are constructed of masonry.
 2. That the walls are furred to provide natural air space and moisture control.
 3. That the wood utilized for such wood facings shall be those conducive to salt-sea atmosphere and shall be limited and restricted to the following species:
 - a. Solid select heart cypress.
 - b. Solid heart mahogany.
 - c. Solid heart teak.
 - d. Solid heart cedar.
 - e. Clear vertical grain heart redwood.
 4. That where wood facings over masonry walls are approved, the exterior face of all masonry shall be completely and thoroughly covered with one application of black asphaltum waterproofing.
 5. That all blocking and furring strips shall be pressure treated.
 6. That all wood facings shall be secured to furring and/or blocking with stain resistant nails.

1 7. That the wood facing material shall have a minimum thickness of three-fourth ($\frac{3}{4}$) inches and
2 shall not be wider than twelve (12) inches.

3
4 8. That stains applied to the wood shall be specifically for exterior use and shall be limited to colors
5 approved by the Board of Architects.

6
7 B. Stonehenge. Stonehenge may be used as a facing material for commercial buildings.

8
9 C. Dryvit system. The dryvit system may be used as a facing material on exterior walls of commercial
10 buildings, subject to the following conditions and restrictions:

11
12 1. That the dryvit system may be used as a facing material on the exterior masonry walls of
13 commercial buildings, provided, that such buildings have a minimum of one-hour fire resistive
14 construction.

15
16 2. That the dryvit system shall be used only above the first floor.

17
18 3. That the color of the exterior surface shall comply with the palette of colors approved by the
19 Board of Architects.

20
21 4. That the building shall have a twenty (20) foot distance separation from all structures and lot
22 lines, as required by the Miami-Dade County Products Control Division.

23
24 5. That the method of attaching the dryvit system to the masonry wall shall be subject to approval by
25 the Building Department.

26
27 **Section 5-608. Railings on exterior balconies.**

28
29 The use of redwood, cedar or cypress wood on single-family and duplex-residence buildings fastened to
30 a continuous metal support shall be permitted as the top handrail only of railings on exterior balconies.
31 Except as provided above, the use of wood for railings or any part of railings on exterior balconies is
32 hereby prohibited. (2721)

33
34 **Section 5-609. Dormer windows.**

35
36 The use of wood framed dormer windows shall be permitted on single-family and duplex-residence
37 buildings subject to the approval of the ~~Board of Architects~~ City Architect and the Structural Engineer.

38
39 ~~For the purpose of this section, A dormer window is defined as a window set upright in a sloping roof.~~

40
41 **Section 5-610. Wind break panels.**

42
43 Wind break panels consisting of soft pliable vinyl material installed in extruded vertical sliding frames may
44 be attached to screened enclosure panels and screened porch panels, provided that the supporting
45 members of the screened enclosure, screened porch and wind break panels are designed to meet and
46 comply with the wind load and structural requirements of the ~~South~~ Florida Building Code and provided
47 further, that when the wind break panels are in an open position the area of the panels shall not exceed
48 twenty-five (25) percent of the area of the screened walls of which they are a part.

49
50 The color of the vinyl material shall be in accordance with a palette approved by the Board of Architects.

51
52 **Section 5-611. - Prefabricated fireplace chimneys.**

53
54 Prefabricated fireplace chimneys constructed of steel angle frame and a stucco finish may be installed on
55 duplexes and single-family residences only when the fireplace addition is proposed on an existing
56 structure and is located on an interior wall. Fireplace chimney additions on exterior walls (outside of

1 existing building footprint) may not be prefabricated. All prefabricated fireplace chimneys shall be subject
2 to ~~Board of Architects~~ City Architect review and approval, and must be designed to meet or exceed South
3 Florida Building Code requirements, and be approved by the City Structural Engineer. (3160)
4
5
6
7

8 **ARTICLE 5 – DEVELOPMENT STANDARDS**
9 **Division 7 - Distance Requirements**
10

11
12 **Section 5-701. Purpose and applicability.**
13

14 It is the purpose of this Division to provide for appropriate distances between particular uses in order to
15 mitigate any adverse impacts between particular uses.
16

17 **Section 5-702. Sale of alcoholic beverages and liquors. (3406, 3577)**
18

- 19 A. No alcoholic beverage sales (package) shall be permitted upon premises closer than five hundred
20 (500) feet from any religious institution or school without approval by the Board of Adjustment.
21
22 B. In reviewing an application for alcoholic beverage sales (package), the Board of Adjustment shall
23 consider, but not be limited to the following criteria:
24
25 1. Location of building on the building site,
26
27 2. Location of entrances and exits to the licensed establishment,
28
29 3. Proposed hours of operation,
30
31 4. Other uses of business adjacent to or between the licensed establishment and the church or
32 school,
33
34 5. Vehicular and pedestrian paths between the licensed establishment and the church or school.
35
36 6. Shall determine that the location is not detrimental to the public health, safety and welfare.
37
38 C. The five hundred foot lateral distance shall be measured and computed by following a straight line
39 from the nearest point of the school grounds and/or religious institution in use as part of the school
40 grounds and/or religious institution to the nearest property line of the building site of the place of
41 business.
42

43 **Section 5-703. Adult bookstore, adult theater and massage salon.**
44

- 45 A. No adult bookstore or adult theater or massage salon shall be established or located within a distance
46 of one thousand (1,000) feet from any other adult bookstore, or adult theater or massage salon. Such
47 distance shall be measured and computed by following a straight line between the main entrances of
48 the places of business.
49
50 B. No adult bookstore, or adult theater or massage salon shall be located or established within a
51 distance of five hundred (500) feet from a residential district and/or from a religious institution or
52 school. Such distance shall be measured and computed, in the case of a religious institution or
53 school, by following a straight line from the nearest point of the school and/or institution grounds in
54 use as part of the school grounds and/or religious institution to the closest exterior door of the place
55 of business, and in the case of residentially zoned property by following a straight line from the
56 closest portion of a residential district to the closest exterior door of the place of business.

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 8 - Docks, Wharves, Mooring Piles and Watercraft Moorings

Section 5-801. Purpose and applicability.

It is the purpose of this Division to set forth all regulations applicable to docks, wharves and moorings in the City to ensure that such facilities are constructed in a manner that protects neighboring properties and the property on which they are located.

Section 5-802. Docks, wharves and mooring piles--canals, lakes, or waterways.

The construction, erection or installation of mooring piles and/or watercraft docks or similar landing facilities for watercraft, in any water body, or on land abutting thereon, shall be subject to the following conditions and restrictions: (1926, 2618, 2725, 3205, 3236)

- A. No dock, wharf or similar structure shall be constructed over or in any canal, lake or more than five (5) feet outward from the bank for specific properties and the Mahi Canal in Section 4.
- B. No mooring piles shall be placed or set in the water bodies which shall be located at a greater distance than twenty-five (25) feet from the bank of such water or waterways.
- C. Except as described for specific properties and the Mahi Canal in Section 4, no dock or mooring piles shall be placed in any waterway within the City at a greater distance from the bank thereof, which, when allowance is made for the erection or placing of a dock or mooring piles on the opposite bank at a similar distance from the bank, will leave less than seventy-five (75) feet of open unobstructed navigable water between such piles, docks and similar structures on the opposite bank.
- D. No dock extending outward over or in the water from the bank shall be permitted in connection with any lot which a reasonable area along the shore thereof shall be at such level as to provide a natural landing stage or platform for persons embarking on or debarking from watercrafts.
- E. All mooring piles, docks and/or similar structures shall maintain the same minimum setback from the adjacent owner's property line extended as established for the main structure permitted on each building site, except as described for specific properties and the Mahi Canal in Section 4.
- F. Except as described for specific properties and the Mahi Canal in Section 4, and as provided for under Section 5-901 (c) above, the mooring of watercraft in water bodies shall be forbidden unless such moorings, and similar mooring on the opposite bank, shall leave unobstructed passageway in the water body of at least seventy-five (75) feet in width.
- G. Where the width of the water body permits mooring of watercraft parallel to the banks, but does not permit the erection of docks or the placing of outer mooring piles, fender or mooring piles may be placed at a distance not greater than eighteen (18) inches from the bank or shore, and such piles shall be Venetian type, painted and ornamentally capped.

Section 5-803. Docks and mooring piles--Biscayne Bay.

The construction, erection or installation of watercraft docks or similar landing facilities for watercraft, pilings and dolphins on the bay front edge or in Biscayne Bay shall be subject to the following conditions and restrictions:

- 1 A. No docks shall extend more than twenty-five (25) feet from the property line into Biscayne Bay.
- 2
- 3 B. All mooring piles, dolphins and/or docks shall set back a minimum distance of twenty-five (25) feet
- 4 from the adjacent property owner's lot line extended.
- 5
- 6 C. No docks, pilings or dolphins may be set until a permit therefore is first granted by the Department of
- 7 the Army of the United States Government.
- 8
- 9 D. Mooring piles and dolphins shall not be set more than twenty (20) feet into the bay from the dock line.

11 **Section 5-804. Mooring of watercraft.**

12
13 In single-family residential districts, where watercraft is permitted to be moored in water bodies, all
14 watercraft shall be moored parallel to the property line abutting the water body.

16 **Section 5-805. Davits, watercraft lifts and floating watercraft lifts.**

17
18 Davits, watercraft lifts and floating watercraft lifts shall be permitted as an accessory use to property in a
19 residential district, subject to the following conditions and restrictions, except as further provided for
20 specific properties and the Mahi Canal in Appendix A: (2807, 3206)

- 21
- 22 A. That the appropriateness of the proposed location shall be reviewed and approved by an
- 23 administrative site plan approval as provided in Article 3 Division 4.
- 24
- 25 B. That certified engineering drawings be submitted with details of the proposed method of attachment.
- 26
- 27 C. That the minimum side setback for such davits, watercraft lifts or floating watercraft lifts shall be the
- 28 same as the minimum side setbacks, extended, for the main structure.
- 29
- 30 D. That only one set of davits, watercraft lift, or floating watercraft lift shall be permitted for each single-
- 31 family dwelling and duplex. Multi-family buildings may have at least one set of davits or floating
- 32 watercraft lift, but may not have more than one set of davits, watercraft lift or floating watercraft lift per
- 33 ten (10) dwelling units.
- 34
- 35 E. That watercraft lifts or floating watercraft lifts shall not extend beyond twenty-five (25) feet from the
- 36 banks of waterways.
- 37
- 38 F. That the remaining, navigable waterway shall be a minimum of seventy-five (75) feet in width.
- 39
- 40 G. That watercraft lifts or floating watercraft lifts shall maintain safety light reflectors visible at night, and
- 41 guide poles to show the submerged portion of the lift.
- 42

43 **Section 5-806. Bulkheads and retaining walls.**

44
45 No bulkhead, retaining wall or similar installation along a water body shall be built or constructed unless
46 such bulkhead, retaining wall or similar installation be constructed of reinforced concrete, pre-stressed
47 concrete or gravity mass non-reinforced concrete, providing, however, that in those water bodies west of
48 LeJeune Road and north of Sunset Road, bulkheads and retaining walls may be constructed of concrete
49 block or native stone. All bulkheads and retaining walls shall be subject to the following conditions:

- 50
- 51 A. All plans for such bulkheads and walls shall be designed by a registered engineer, qualified under the
- 52 laws of the State of Florida, to prepare such plans.
- 53
- 54 B. All such bulkheads and walls and components shall be designed to meet loads imposed by saturated
- 55 backfill.
- 56

- C. The minimum elevation of such bulkheads and walls shall be plus five (5) and no hundredths feet, U.S.E.D. Bay Datum.

ARTICLE 5 – DEVELOPMENT STANDARDS

Division 9 - Group Homes; Assisted Living Facilities (ALF) and Child Care Facilities

Section 5-901. General. Each group home or assisted living facility shall be in conformance with all applicable provisions of the Florida Building Code, Dade County Health Code, appropriate state agencies, and standards and regulations of any other agency or department which has authority over facilities of this type.

Section 5-902. Assisted Living Facilities. All Assisted Living Facilities (A.L.F.) in Multi-family or Commercial Districts shall not exceed a F.A.R. of 3.0. Mediterranean bonuses may apply as permitted in these regulations. Maximum permitted number of living units shall be calculated according to the following table (two (2) persons max/unit):

Comprehensive Plan Designated Land Use*	Maximum ALF Living Units/Acre
Commercial	
Low-Rise Intensity	60
Mid-Rise Intensity	120
High-Rise Intensity	180
Residential (Multi-family)	
Low Density	60
Medium Density	120
High Density	180

* As shown on City's adopted Future Land Use Map

A.

- A. No more than two (2) persons per bedroom, (excluding staff), shall be allowed as a means of determining maximum occupant density per dwelling unit. There shall also be a minimum of eighty (80) square feet per person of bedroom space for each dwelling unit.
- B. Minimum off-street parking shall be provided at 0.5 spaces per ALF unit. Group homes shall provide off-street parking according to the requirements established in Article 5 Division 16 of these regulations.
- C. Recreational space shall be provided at a minimum of one hundred (100) square feet per resident, of which thirty (30%) percent shall be interior space. Exterior recreational space shall be properly landscaped and buffered for the benefit of both the residents and adjacent properties. A portion of required exterior space shall be provided on the building's front façade to allow for the passive observation of common outdoor areas and public right-of-way by residents.
- D. Facilities shall be aesthetically compatible with the surrounding neighborhood and adjacent properties.
- E. Assisted Living Facilities (A.L.F.) abutting or across the street or alleyway from single-family zoned property shall only be permitted as a major conditional use.

1 **Section 5-903. Child care facilities.** Child care facilities shall be provided in accordance with the
2 provisions of Miami-Dade County Code Chapter 33, Article XA.
3
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5

6
7 **ARTICLE 5 – DEVELOPMENT STANDARDS**
8 **Division 10 - Heliport and Helistops**
9

10
11 **Section 5-1001. Purpose and applicability.**
12

13 The purpose of this Division is to set out standards for the provision of heliports and helistops in the City.
14 A heliport may be approved as a conditional use in a Special Use District. A helistop may be approved
15 as a conditional use in a Special Use District, CL District, CD District or the Industrial Use District.
16

17 **Section 5-1002. Heliport and helistop standards.**
18

19 A. The Planning and Zoning Board shall consider the following standards, in addition to the general
20 standards for conditional uses in Article 3 Division 4 in deciding whether to approve, approve with
21 conditions or deny an application for a conditional use for a heliport or helistop:
22

- 23 1. Proximity to residential and noise sensitive areas.
- 24 2. Height and location of surrounding buildings, utility lines/towers and vegetation.
- 25 3. Projected average decibel readings.
- 26 4. Volume of vehicular traffic and hours of operation.
- 27 5. Proposed site plan, including all structures, service facilities, landing pads, fueling and safety
28 equipment, night lighting, wind directional indicators, associated parking and other accessory
29 uses as appropriate and applicable.
30

31 B. The applicant shall provide proof of compliance with Federal Aviation Administration (FAA)
32 requirements established in the Federal Aviation Regulations (FAR) for helicopter and heliport
33 development.
34

35 C. Take-off and landing of any helicopter is prohibited except at an approved heliport or helistop.
36 Essential public safety services, being emergency helicopter services to and from any designated use
37 district within the City and trauma centers, hospitals, fire stations and law enforcement agencies, shall
38 be excluded from these requirements.
39

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45
46 **ARTICLE 5 – DEVELOPMENT STANDARDS**
47 **Division 11 - Landscaping**
48
49

50
51 **Section 5-1101. Purpose.**
52

53 The purpose of this Division is to preserve the existing natural environment whenever practicable and to
54 provide landscape amenities and screening which promote a positive urban image by promoting quality

development, enhancing property values, providing landscape improvements in all parts of the City, and promoting orderly growth and aesthetic quality in the City.

Section 5-1102. Applicability.

Except as provided in Section 5-1303, this Division applies to all new development and redevelopment.

Section 5-1103. Exemptions.

This Division shall not apply to Single Family Districts, except that a new single family dwelling shall have a minimum landscaped open space of thirty-five (35) percent and a minimum number of three (3) trees.

Section 5-1104. Minimum requirements and conflicts.

Minimum landscaping requirements for the City of Coral Gables are controlled by Chapter 18A of the Miami-Dade County Code of Ordinances. This Division supplements the Miami-Dade County Landscape Ordinance. Should a conflict arise between these provisions and Chapter 18A of the Miami-Dade County Code, the requirement which provides for the most extensive landscaping and best quality materials shall apply.

Section 5-1105. Installation.

All landscaping shall be installed in a sound manner and according to accepted good planting procedures with the quality of plant materials as described in this Division. All elements of landscaping shall be installed so as to meet all other applicable ordinances and code requirements.

Section 5-1106. Maintenance.

- A. All landscaped areas shall be maintained in good condition so as to present a healthy, neat and orderly appearance and such areas shall be kept free from refuse and debris.
- B. If any tree or plant dies which is being used to satisfy requirements under this Division, such tree or plant shall be replaced with the same landscape material or an approved substitute.
- C. Trees shall be pruned in the following manner:
 - 1. All cuts shall be clean, flush and at junctions, laterals or crotches. All cuts shall be made as close as possible to the trunk or parent limb, without cutting into the branch collar or leaving a protruding stub.
 - 2. Removal of dead wood, crossing branches, weak or insignificant branches, and sucker shall be accomplished simultaneously with any reduction in crown.
 - 3. Cutting of lateral branches that results in the removal of more than one-third (1/3) of all branches on one (1) side of a tree shall only be allowed if required for hazard reduction or clearance pruning.
 - 4. Lifting of branches or tree thinning shall be designed to distribute over half of the tree mass in the lower two-thirds (2/3) of the tree.
 - 5. No more than one-third (1/3) of a tree's living canopy shall be removed within a one (1) year period.
 - 6. Trees shall be pruned according to the current ANSI A300 Standards and the Landscape Manual.
- D. All landscaped areas shall be provided with an in-ground irrigation system or a readily available water supply with at least one outlet located within one hundred and fifty (150) feet of all plant material to be maintained.
- E. Irrigation shall be provided in the following manner:

1. All newly-planted and relocated plant material shall be watered by temporary or permanent irrigation systems that produces one hundred (100) percent plant material coverage.
2. Irrigation shall be prohibited within native plant communities and natural forest communities, except for temporary systems needed to establish newly planted material. Temporary irrigation systems shall be disconnected immediately after establishment of plant communities.
3. Irrigation systems shall be designed to conserve water by allowing differential operation schedules based on hydrozone.
4. Irrigation systems shall be designed, operated, and maintained to not overthrow or overflow on to impervious surfaces.
5. Low trajectory spray heads, and/or low volume water distributing or application devices, shall be used. Overhead irrigation systems shall only be permitted in bonafide agricultural activity areas.
6. Gray water shall be used where approved systems are available.
7. During dry periods, irrigation application rates of between one (1) and one and one-half (1 1/2) inches per week are recommended for turf areas.
8. A moisture or rain sensor device shall be required on all irrigation systems equipped with automatic controls.
9. Irrigation systems shall be timed to operate only during hours and on days permitted under Miami Dade County Code.

Section 5-1107. Plant material.

- A. Quality. Plant materials that are used to satisfy the requirements of this Division shall conform to the Standards for Florida Number 1 or better as given in Grades and Standards for Nursery Plants Part 1, 1963 and Part II, State of Florida, Department of Agriculture, Tallahassee, or equal thereto.
- B. Shade Trees. Shade trees that are used to satisfy the requirements of this Division shall have:
 1. An average mature spread of crown of greater than fifteen (15) feet provided however, that trees having an average mature spread of crown less than fifteen (15) feet may be substituted by grouping the same so as to create the equivalent of a fifteen (15) foot crown spread;
 2. Trunk(s) which can be maintained in a clean condition over at least five (5) feet of clear wood;
 3. Palms shall be considered shade trees when clustered in groups of three or more.
 4. A minimum of seven (7) feet of overall height at planting;
- C. Shrubs. Shrubs shall be a minimum of two (2) feet in height when measured immediately after planting.
- D. Hedges. Hedges, where required, shall be planted and maintained so as to form a continuous, unbroken, solid, visual screen within a maximum of one (1) year after time of planting.
- E. Vines. Vines that are used in conjunction with fences, screens, or walls to meet landscaping requirements of these regulations, shall be a minimum of thirty (30) inches in height immediately after planting.
- F. Ground cover. Ground covers used in lieu of grass in whole or in part shall be planted in such a manner as to present a finished appearance and reasonably complete coverage within three (3) months after planting.
- G. Lawn grass.
 1. Grass areas shall be planted in species normally grown as permanent lawns in Miami-Dade County.

2. Grass areas may be sodded, plugged, sprigged or seeded, except that solid sod shall be used in swales or other areas subject to erosion, and providing that in areas where other than solid sod or grass seed is used, nursegrass seed shall be sown for immediate effect and protection until coverage is otherwise achieved.
3. Grass sod shall be clean and reasonably free of weeds and noxious pests or diseases.
4. Grass seed shall be delivered to the job site in bags with Florida Department of Agriculture tags attached indicating the seed growers' compliance with the Department's quality control program.

Section 5-1108. Shade tree setbacks.

- A. All shade trees shall be planted at least eight (8) feet from public roadways or other impermeable surfaces.
- B. Shade tree species that are known to cause damage to public roadways or other impermeable surfaces shall be planted at least twelve (12) feet from the public roadways or other impermeable surfaces. A list of such shade tree species shall be maintained by the City for the guidance of the public.

Section 5-1109. Rights-of-way improvements.

A. Landscape islands, bulbouts, curbing, pedestrian crosswalk bulbouts and other associated traffic calming improvements shall be:

1. Required to accommodate landscaping, pedestrian circulation and other pedestrian amenities;
2. Installed within the sidewalk and/or rights-of-way (subject to encroachment review and approval) equal to the length of the property frontage of the adjacent rights-of-way for all rights-of-way abutting the proposed uses.

B. In lieu of the requirements set forth in Section 5-1309 A. above and Section 5-1308 below, the City in accordance with its rules and regulations may allow for the payment of the above improvements into a designated fund in lieu of providing the improvements if the off site improvements exist or if off site constraints exist or it is determined that a comprehensive installation of the improvements will be more beneficial to the public realm. The estimate shall be based upon design, installation and cost of all improvements. Applicants shall provide staff an estimate prepared by a certified civil engineer. City Staff shall evaluate and approve all estimates in accordance with the City's rules and regulations.

Section 5-1110. Rights-of-way planting requirements.

A. Street planting requirements. Vegetation shall be installed between the sidewalk and/or rights-of-way (subject to encroachment review and approval) for all rights-of-way abutting proposed uses. The options available as to the types of trees to be planted and installation requirements at the time of planting are as follows:

1. Shade or ornamental shade street trees shall be provided subject to the following requirements:

- a. One (1) tree per 35 feet linear feet or fraction thereof of right-of-way frontage.
 - b. Minimum height of 16 feet at time of planting; or,
2. Palm trees. Maximum of 25 percent (25%) of the required total may be this variety subject to the following requirements:
 - a. One (1) tree per 35 linear feet or fraction thereof of right-of-way frontage.
 - b. Minimum height of 14 feet at time of planting.
 3. Shrub or ground cover planting requirements shall be one (1) shrub per three (3) linear feet or fraction thereof of the right-of-way frontage, or ground cover shall be three (3) plants per one (1) foot or fraction thereof of the median length.
- B. Median planting requirements. If a median can be established or exists on larger rights-of-way, the median shall include the below listed vegetation:
1. Shade or ornamental shade street trees shall be provided subject to the following requirements:
 - a. One (1) tree per 35 linear feet or fraction thereof of median length.
 - b. Minimum height of 16 feet at time of planting; or,
 2. Palm trees. Maximum of 25 percent (25%) of the required total may be this variety subject to the following requirements:
 - a. One (1) tree per 35 linear feet of median length.
 - b. Minimum height of 14 feet at time of planting.
 3. Shrub or ground cover planting requirements shall be one (1) shrub per 2.5 linear feet or fraction thereof of two (2) foot width planting area within median, or ground cover shall be three (3) plants per one (1) foot or fraction thereof of the median length.
- C. Alley planting requirements. If vegetation can be installed within an alley, the below-listed vegetation shall be installed along alleyways within right-of-ways whenever practicable.
1. Shade or ornamental shade street trees shall be provided subject to the following requirements:
 - a. One (1) tree per 35 linear feet or fraction thereof of right-of-way frontage.
 - b. Minimum height of 16 feet at time of planting; or,
 2. Palm trees. Maximum of 25 percent (25%) of the required total may be this variety subject to the following requirements:
 - a. One (1) tree per 35 linear feet or fraction thereof of right-of-way frontage.
 - b. Minimum height of 14 feet.
 3. Shrub or ground cover planting requirements shall be per ten (10) linear feet or fraction thereof of the right-of-way frontage or ground cover shall be three (3) plants per one (1) lineal foot or fraction thereof of the median length.
- D. The above materials can be located within the private and public realm areas as determined by the City.
- E. All installed plant materials shall be Florida Number One grade or better.

1
2 F. All street tree plantings shall satisfy the State Department of Transportation "tree clearance
3 planting zone requirements."

4
5 G. Vegetation shall be arranged and maintained at intersections to maintain the following:

- 6
7 1. Street and driveway intersection visibility requirements.
8 2. Installed traffic signage, signals, etc., are not obstructed or will be obstructed when plant material
9 reaches maturity.

10
11 H. All vegetation and other associated improvements shall be subject to City encroachment review
12 and approval.

13
14 **Section 5-1111. Structural soil.**

15
16 Structural soil shall be utilized in all planting areas with appropriate root barriers.

17
18 **Section 5-1112. Landscaping of vehicular use areas.**

19
20 Vehicular use areas, except parking areas serving single-family and duplex uses, shall conform to the
21 minimum landscaping requirements in Sections 5-1310 and 5-1311.

22
23 **Section 5-1113. Vehicular use areas – additional required landscaping adjacent to public right-of-**
24 **way.**

25
26 A. Vehicular use areas, other than a dedicated alley, shall be screened from public rights-of-way by
27 buildings or by landscape buffers. Landscaping buffers shall be provided as follows:

- 28
29 1. At least five (5) feet wide.
30
31 2. Penetrated only by paved vehicular and pedestrian points of ingress/egress.
32
33 3. Planted with one (1) shade tree for each fifty (50) linear feet of frontage, excluding paved
34 vehicular and pedestrian points of ingress/egress.
35
36 4. Trees shall be planted in a planting area of at least twenty-five (25) square feet with a minimum
37 dimension of at least five (5) feet.
38
39 5. A hedge, wall, or other durable landscape barrier of at least two (2) feet in height shall be placed
40 only along the perimeter of such landscaped strip - if such durable barrier is of non-living material,
41 for each ten (10) feet thereof, one shrub or vine shall be planted abutting such barrier but need
42 not be spaced ten (10) feet apart.
43
44 6. Shrubs or vines shall be planted along the street side of such barrier unless they are of sufficient
45 height at the time of planting to be readily visible over the top of such barrier.
46
47 7. The remainder of the required landscaped areas shall be landscaped with grass, ground cover, or
48 other landscape treatment excluding paving.
49

50 B. All property other than the required landscaped strip lying between the right-of-way and vehicular use
51 area shall be landscaped with at least grass or other ground cover.

- 1
2 C. Necessary accessways from the public right-of-way through all required landscaping shall be
3 permitted to service the parking or vehicular use areas and such accessways may be subtracted from
4 the lineal dimension used to determine the number of trees required.
5
6

7 **Section 5-1114. Vehicular use areas – perimeter landscaping relating to abutting properties.**
8

9 A. Except as provided in Section 5-1314B, vehicular use areas shall be screened from any abutting
10 property ~~let~~ by buildings or by landscape buffers. Perimeter landscaping buffers shall be provided as
11 follows:
12

- 13 1. That portion of such vehicular use area not screened from abutting property shall be provided
14 with a wall having a minimum height of three-and-one-half (3½) feet and a maximum height of
15 four (4) feet or a hedge having a height of not less than three-and one-half (3½) feet to form a
16 continuous screen between the vehicular use area and such abutting property.
17
18 2. Such landscape buffer shall be located between the common lot line and vehicular use areas
19 exposed to the abutting property.
20
21 3. If such buffer consists of all or in part plant material, such materials shall be planted in a planting
22 strip of not less than two and one-half (2½) feet in width.
23
24 4. One (1) tree shall be provided for each seventy-five (75) lineal feet of such landscape buffer or
25 fractional part thereof.
26
27 a. Such trees shall be located between the common lot line and the vehicular use areas.
28
29 b. Each such tree shall be planted in at least twenty-five (25) square feet of planting area with a
30 minimum dimension of at least five (5) feet.
31
32 c. Each such planting area shall be landscaped with grass, ground cover or other landscape
33 material, excluding paving, in addition to the required tree(s).
34

35 B. The provisions of this Section shall not be applicable in the following situations:
36

- 37 1. Those portions of the property that are opposite a building or other structure located on the
38 abutting property constructed with no setback from the common property line.
39
40 2. Where a proposed parking area or vehicular use area abuts an existing hedge, wall or other
41 durable landscape barrier on an abutting property, said existing barrier may be used to satisfy
42 the landscape barrier requirements of this Section provided that said existing barrier meets all
43 applicable standards of these regulations and protection against vehicular encroachment is
44 provided for hedges.
45
46 3. Where the abutting property is used for non-residential uses, only the tree provision with its
47 planting area as prescribed in subsection C of this Section shall be required; however, the
48 number of trees may be reduced to one (1) tree for every one-hundred-twenty-five (125) lineal
49 feet or fraction thereof, but all perimeter requirements shall apply within the front setback area.
50

51 C. Vehicular use areas for commercial uses located adjacent to property in residential districts shall
52 provide a minimum of five (5) foot landscaped area adjacent to said property; provided however, that
53 a commercial use separated by a dedicated alley from a residential district is exempted from
54 providing such five (5) foot landscaped area along the lot line abutting the alley.
55

1 D. Vehicular use area interior landscaping.

2
3 1. Vehicular use areas shall provide:

- 4
5 a. At least ten (10) square feet of interior landscaping for each parking space excluding those
6 spaces abutting a perimeter for which landscaping is required by other sections hereof and
7 excluding all parking spaces which are directly served by an aisle abutting and running
8 parallel to such a perimeter; plus
9
10 b. One square foot of landscape area for each one-hundred (100) square feet or fraction thereof
11 of paved area, for the first fifty-thousand (50,000) square feet of paved area, excluding the
12 first five-thousand (5,000) square feet of paved area plus one square foot of landscape area
13 for each two-hundred (200) square feet or fraction thereof of paved area for all paved areas
14 over fifty thousand (50,000) square feet; provided, however, in an Industrial District these
15 requirements shall be reduced by fifty (50%) percent.
16
17 2. Where the property contains both parking spaces and vehicular use areas, the two (2) types of
18 areas may be separated for the purpose of determining the vehicular use area by first multiplying
19 the total number of parking spaces by four hundred (400) and subtracting the resulting figure from
20 the total square footage of the paved area.
21
22 3. Each separate landscaped area shall contain a minimum of fifty (50) square feet and shall have a
23 minimum dimension of at least five (5) feet and shall include at least one (1) tree having a clear
24 trunk of at least five (5) feet, with the remaining area adequately landscaped with shrubs, ground
25 cover, or other authorized landscaping material not to exceed three (3) feet in height.
26
27 4. The total number of trees shall not be less than one (1) for each one hundred (100) square feet or
28 fraction thereof of required interior landscaped area. Such landscaped areas shall be located in
29 such a manner as to divide and break up the expanse of paving.
30
31 5. In vehicular use areas where the strict application of this subsection will seriously limit the
32 function of said area, the required landscaping may be located near the perimeter of the paved
33 area, including such perimeters which may be adjacent to a building on the site.
34
35 6. The front of a vehicle may encroach upon any interior landscaped area when said area is at least
36 three-and-one-half (3½) feet in depth per abutting parking space and is protected by wheel stops
37 or curbing. Two (2) feet of said landscaped area may be part of the required depth of each
38 abutting parking space.
39

40 E. Sight distance for landscaping adjacent to public right-of-way and accessways.

- 41
42 1. When an accessway intersects a public right-of-way or when the subject property abuts the
43 intersection of two (2) or more public rights-of-way, all landscaping within the triangular visibility
44 areas described in Subsection E 3 shall provide unobstructed cross-visibility at a level between
45 three (3) feet and six (6) feet, provided, however, trees or palms having limbs and foliage
46 trimmed in such a manner that no limbs or foliage extend into the cross-visibility area shall be
47 allowed, provided they are so located so as not to create a traffic hazard.
48
49 2. Landscaping, except required grass or ground cover, shall not be located closer than three (3)
50 feet from the edge of any accessway pavement.
51
52 3. The triangular visibility areas are:
53
54 a. The areas of property on both sides of an accessway formed by the intersection of each
55 side of the accessway and the public right-of-way line with two (2) sides of each triangle

being twenty (20) feet in length from the point of intersection and the third side being a line connecting the end of the other two (2) sides.

- b. The area of property located at a corner formed by the intersection of two (2) or more public rights-of-way with two (2) sides of the triangular area being twenty (20) feet in length along the abutting public right of way lines, measured from their point of intersection, and the third side being a line connecting the ends of the other two (2) lines.

Section 5-1115. Automobile service stations.

All automobile service station sites shall comply with the following minimum landscaping requirements:

1. Not less than ten (10%) percent of the automobile service station site shall be landscaped.
2. Each landscaped area shall have a minimum dimension of five (5) feet with a minimum area of one hundred (100) square feet.
3. A five (5) foot minimum landscaped strip shall be provided along the front and side street right-of-way line except for openings in the driveways.
4. A five (5) foot minimum landscaped strip shall be provided along the rear and side property lines.
5. All landscaped strips shall be delineated by curbs.
6. The trees, shrubbery, hedges, vines, ground covers and other plant materials for the landscaped areas shall be in accordance with the specifications and requirements of the Board of Architects.

Section 5-1116. Installation of rock yards.

Prior to installation of rock yards, plans shall be submitted and approved by the Board of Architects.

Section 5-1117. Movable planters.

- A. Containers for plant materials which are not permanently attached to a structure or the ground shall be considered movable planters and shall be permitted in setback and right-of-way areas in any Commercial or Industrial district provided that such planters:
 1. Are made of clay, stone or concrete, and shall be terra cotta, white or earth-tone in color, or the color of the abutting store front facade.
 2. Are no greater in size that 2'(H) X 3'(W) X 3'(L) in size.
 3. Can be relocated indoors when a hurricane warning is issued.
 4. Do not project more than thirty-six (36) inches into the right-of-way, beyond the face of the building to which they are adjacent.
 5. Provide a minimum clear passage of forty-eight (48) inches, do not represent a pedestrian hazard, or obstruct any entrances, exits or pedestrian circulation.
 6. Are not anchored or restrained in any visible manner such as with a chain, rope or wire.
 7. Are maintained, together with the plant material contained therein, in good condition, are kept clear of all refuse, and are inspected by the property owner or tenant on a daily basis.

1 8. Are used solely as decorative fixtures for the abutting business establishment.

2
3 9. Shall not display lettering, signage or advertising.

4
5 B. A Restrictive Covenant shall be executed by the property owner which runs with the title of the
6 property, stating, in addition to the above, that the owner of the property will provide public liability
7 insurance coverage for planters placed in the public right-of-way in the minimum limits required by the
8 City, and naming the City as an additional insured under the policy.

9
10 C. Any movable planters which do not meet the requirements of this Section shall be removed
11 immediately at the owner's expense.

12
13 **Section 5-1118. Credit for existing plant material.**

14
15 In instances where healthy plant material exists on a site prior to its development, in part or in whole, for
16 purposes of vehicular use areas, City staff may adjust the application of the standards in this Division to
17 allow a credit for such plant material if such an adjustment is in keeping with and will preserve the intent
18 of this Division.

19
20 **Section 5-1119. Preservation of existing landscaping.**

21
22 Desirable landscaping shall be preserved in its natural state to the maximum extent possible. General
23 landscaping requirements and standards established by these regulations for off-street parking, yards
24 and open space shall be considered supplemental to retention of desirable natural features. Placement
25 of structures and vehicular use areas shall be designed so as to retain, to the extent reasonably practical,
26 desirable existing landscaping, open space and natural features, and to promote provisions of compatible
27 new landscaping. Desirable native plant materials, and well-adapted exotic plant materials shall be
28 preferred in plant selection.

29
30
31
32
33 **ARTICLE 5 – DEVELOPMENT STANDARDS**
34 **Division 12 - Lighting**

35
36
37 **Section 5-1201. Purpose and applicability.** It is the purpose of this Division to establish minimum
38 standards for the provision and use of outdoor lighting in order to provide for the safe and secure night
39 time use of public and private property while at the same time protecting adjacent land uses from intrusive
40 light conditions.

41
42 **Section 5-1202. Outdoor lighting permitted with standards.** Outdoor lighting for areas such as but
43 not limited to, tennis courts, golf courses, sporting grounds, outside lighting for security purposes and
44 night lighting of commercial buildings abutting residential areas shall be permitted under the following
45 conditions: (2706)

46
47 A. A permit for outdoor lighting may be issued if, after review of the plans and after consideration of the
48 adjacent area and residential uses, the proposed lighting will be deflected, shaded and focused away
49 from adjacent properties and will not be a nuisance to such adjacent properties.

50
51 B. Outdoor lighting shall be designed so that any overspill of lighting onto adjacent properties shall not
52 exceed one-half (½) foot-candle (vertical) and one-half (½) foot candle (horizontal) illumination on
53 adjacent properties.

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 13 - Miscellaneous Construction Requirements.

Section 5-1301. Minimum standards.

The following minimum standards shall be required for construction:

- A. Wall studs. Minimum bearing or non-bearing interior partition studding shall be two (2) by four (4) inches with greater dimension perpendicular to the wall surface provided, however, that studs on non-bearing interior partition within a room may be placed parallel to the wall surface.
- B. Wall construction. All portions of exterior walls, including interior walls of garages, rooms exceeding twenty-five (25) square feet in area which lie within a garage, recessed areas above or below normal tie beams as in carports or recessed porches, entries or on limited areas, such as gable roof ends, shall be of the same type construction as the main walls of the building and properly topped with tie beam or rakes, unless the building is located within a designated flood hazard area whereby specially designed blow-out panels are required by local, county, state or federal regulations. Wall construction within a designated flood hazard area where specially designed blow-out panels are required shall be designed with a safe loading resistance of not less than ten (10) and no more than twenty (20) pounds per square foot. Designs in excess of twenty (20) pounds per square foot may be utilized if designed and certified by a Professional Engineer and approved by both the Board of Architects and the City's Structural Engineer. But in no case shall the design load be in excess of one hundred (100) pounds per square foot. Such enclosed space shall be useable solely for the parking of vehicles, building access, or storage. The use of fill for any reason is prohibited within these spaces. Said blow-out or break-away walls shall be constructed of materials as the Board of Architects and Structural Engineer shall deem suitable. (2615)
- C. Beams. All structural supporting beams, including beams on external walls of porches, carports, loggias, and similar areas shall be of reinforced concrete or structural steel, provided, however, that pressure treated wood structural members, so stamped and certified will be permitted on entries, loggias and porticos which are not enclosed or intended to be enclosed or screened and where enclosed walls are to be used as vehicular cover.
- D. Floor elevations--Residential. Minimum floor elevations of residential, duplex, or multiple-family structures, except as otherwise noted herein, shall be not less than sixteen (16) inches above the established grade as determined and established by the Zoning Department, pursuant to this Code and a current survey showing elevations, but in no case shall be less than eight (8) feet above M. L. W. USED Bay Datum. Open or enclosed porches and Florida rooms may be eight (8) inches lower than required for the main structure, except in high flood hazard zones. (2625)
- E. Floor elevations--Commercial. Minimum floor elevations of commercial, industrial structures, private or public garages, cabanas, utility rooms, storage rooms and similar structures shall be not less than six (6) inches above the established grade as determined and established by the Building and Zoning Department, pursuant to this Code and a current survey showing elevations, and in no case shall be less than six and one-half (6½) feet above M. L. W. used Bay Datum. The elevation of floors where alley rights-of-way exist shall be elevated near the alley to a point of six (6) inches higher than the highest point of the alley paving abutting the property. Where alleys or streets have not been improved, design grades as furnished by the Engineering Division of the Public Works Department shall apply. (2625)
- F. Floor elevations--Existing buildings. Floor elevations for improvements to existing buildings shall meet the requirements above, but in no case shall be less than the floor elevation of the existing structure where such existing floor does not meet the above minimum elevations and provided that the cost of

1 the improvements are less than fifty (50) percent of the assessed value of the structure either (1)
2 before the improvements are started, or (2) if the structure has been damaged and is being restored.
3 (2625)
4

- 5 G. Yard elevations. Where ground elevations are raised above that of adjoining lots or lots graded to
6 shed water onto adjoining property, a retaining wall or curb and/or drainage ditch or well, subject to
7 the approval of the Building Official, shall be installed to protect said adjoining property.
8
9

- 10 I. Foundations. Foundations of buildings may project on public property, provided such projection shall
11 not exceed six (6) inches into an alley, and provided that the top of the foundation is not less than
12 twelve (12) inches below the established grade of a sidewalk nor less than forty-two (42) inches
13 below the grade of an alley.
14

- 15 J. Foundations--Special locations. (2631)
16

17 1. All structures lying within the shaded area shown on the Appendix C entitled: Special Locations
18 Requiring Pile Foundations contained within this section, must be supported by pile foundations
19 designed by a professional engineer. Construction of the foundations shall be under the
20 inspection control of a special inspector as set forth in the Florida Building Code.
21

22 2. Exception. Structures within the area that do not lie in a V-zone (HFH) classification may be
23 founded on spread footings provided that the footings bear on a natural undisturbed sound rock
24 formation that is at least five (5) feet thick and that the bottom of the footings are at least six (6)
25 inches below the top of the natural sound rock formation.
26

- 27 K. Sinks, urinals, water closets and other similar facilities. Sinks, urinals, water closets and other similar
28 facilities in areas other than the main building on the premises such as, but not limited to, cabanas or
29 additions which are not tied in or directly connected with the main building, shall be permitted
30 provided proper restrictive covenants, approved as to execution and form by the City Attorney, are
31 given.
32
33
34
35

36 **ARTICLE 5 – DEVELOPMENT STANDARDS**
37 **Division 14 – Parking, Loading and Driveway Requirements**
38
39
40

41 RESERVED
42
43
44
45

46 **ARTICLE 5 – DEVELOPMENT STANDARDS**
47 **Division 15 - Platting Standards.**
48
49

50 **Section 5-1501. Purpose and applicability.**
51

52 The purpose of this Division is to provide standards of subdivision design that provide for and encourage:
53

- 54 A. Development of sound and economically viable communities, and the creation of healthy living
55 environments.

1
2 B. Efficient, adequate, and economic supply of utilities and services to land developments.
3

4 C. Prevention of traffic hazards and the provisions of safe and convenient vehicular and pedestrian
5 traffic circulation in land developments.
6

7 D. Provision of public open spaces in land developments for recreational and educational purposes.
8

9 This Division shall apply to any application for the subdivision of land reviewed and approved pursuant to
10 Article 3, Division 9 of these regulations.
11

12 **Section 5-1502. Bulkhead line.**
13

14 Whenever land adjacent to Biscayne Bay or other open bodies of water is subdivided, the final plat shall
15 show the bulkhead line established by Miami-Dade County, as recorded on sheet numbers 6, 7, 8 and 9,
16 of plat book 74, page 3 of the Public Records of Miami-Dade County and approved by the City
17 Commission under Ordinance Number 1403 which is on file in the office of the City Clerk.
18

19 **Section 5-1503. Street design.**
20

21 A. Conformity. The arrangement, character, extent, width, grade and location of all streets shall be
22 considered in their relation to:
23

24 1. Existing and planned streets.
25

26 2. Topographical conditions.
27

28 3. Public convenience.
29

30 4. Safety.
31

32 5. Appropriate relation to the proposed use of the land to be served by such street.
33

34 B. Relation to adjoining street system. The arrangement of streets in new subdivisions shall make
35 provision for the continuation of the existing streets in adjoining areas.
36

37 C. Street projection. Where adjoining areas are not subdivided, the arrangement of streets in new
38 subdivisions shall make provision for the proper projection of streets.
39

40 D. Street carried to property line. When a new subdivision adjoins unsubdivided land susceptible of
41 being subdivided, then the new streets shall be carried to the boundaries of the tract proposed to be
42 subdivided.
43

44 E. Dead-end street or cul-de-sac. Dead-end streets or cul-de-sacs, designed to be so permanently,
45 shall not be longer than six hundred (600) feet, unless approved by the City Commission, and shall
46 be provided at the closed end with a turnaround having an outside roadway diameter of at least
47 eighty-four (84) feet, and a street property line diameter of at least one hundred (100) feet. If a dead-
48 end street is of a temporary nature, a similar turn-around shall be provided and provision made for
49 future extension of the street into adjoining properties.
50

51 F. Marginal access streets. Where a subdivision abuts or contains an existing arterial street, marginal
52 access streets may be required, or other such treatment as may be necessary for adequate
53 protection of residential properties, and to afford separation of through and local traffic.
54

55 G. Minor streets. Minor streets shall be so laid out that their use by through traffic will be discouraged.

H. Minimum street widths. Street widths shall not be less than as follows:

A. Street Type	Width
Arterial	100'
Collector	75 '
Minor	60' however, the width shall be 70' for all industrial areas.
Marginal Access	50', however the width shall be 70' in industrial areas.
Alleys	20'

- I. Railroads or limited access highways abutting subdivision. Where a subdivision borders on or contains a railroad right-of-way or limited access highway right-of-way, a street approximately parallel to and on each side of such right-of-way may be required, at a distance suitable for the appropriate use of the intervening land for park purposes in residential districts or for commercial or for industrial purposes in appropriate districts. Such distances shall be determined with due regard for the requirements of approach grade and future grade separation in accordance with uniform standards prescribed by the manual of public works construction.
- J. Street width in commercial areas. Where a proposed commercial use abuts a right-of-way, the width of the right-of-way shall be increased on each side to ensure the free flow of through traffic without interference by parked or parking vehicles, and to provide safe parking spaces for such use.
- K. Intersections. Street intersections shall be rounded with a radius of twenty-five (25) feet measured at the property line when the said intersection occurs at right angles. If an intersection occurs at an angle other than a right angle, it shall be rounded with a curve of a radius acceptable to the public works director. In business districts, the City may permit comparable cut-offs or chords.
- L. Subdivision into tracts larger than ordinary building lots. Where a tract is subdivided into larger parcels than ordinary building lots, such parcels shall be arranged so as to allow the opening of future streets and logical further re-subdivision.
- M. Street grades. No street grade shall be less than twenty-five-hundredths percent.
- N. Half streets. Half streets shall be prohibited except where essential to the reasonable development of the subdivision in conformity with other requirements of these Land Development Regulations, and where the City finds it will be practical to require the dedication of the other half when adjoining property is subdivided. Whenever a half street is adjacent to a tract to be subdivided, the other half of the street shall be platted within such tracts.
- O. Street names and numbers. Names of new streets shall not duplicate existing or platted street names unless they are extensions. House numbers shall be assigned in accordance with the house numbering system now in effect in the City.
- P. Street jogs prohibited. Street jogs with centerline offsets of less than one hundred twenty-five (125) feet shall be prohibited unless because of unusual conditions the plat division determines that a lesser centerline offset is justified.
- Q. Reverse curves. A tangent of at least one hundred (100) feet long shall be introduced between reversed curves on arterial and collector streets.
- R. Street intersections. Streets shall be laid out so as to intersect as nearly as possible at right angles.

- 1
2 S. Property lines at straight intersections. Property lines at street intersections shall be rounded with a
3 radius of twenty-five (25) feet. A greater radius may be prescribed by the City in special cases in
4 accordance with uniform standards prescribed by the City's manual of public works construction. The
5 City may permit comparable cutoffs or chords in place of rounded corners.
6
7 T. Sight distance and safe turning movement. When connecting street lines deflect from each other at
8 any one (1) point by more than ten (10) degrees, they shall be connected by a curve with a radius
9 adequate to insure a sight distance and safe turning movement in accordance with the Uniform
10 Standards set forth in the City's Manual of Public Works Construction.
11

12 **Section. 5-1504. Alleys.**

- 13
14 A. Where required. Alleys shall be required in all commercial and industrial districts. Alleys are not
15 required in residential districts.
16
17 B. Waiver of requirement. The Public Works Director may waive the requirement for alleys in
18 commercial and industrial districts where other definite and assured provisions are made for service
19 access. Examples of such provisions for service access include areas designated for off-street
20 loading and unloading and the continued availability of adequate parking and access for the uses
21 proposed.
22
23 C. Width of alley. The right-of-way width of an alley shall be not less than twenty (20) feet, and shall
24 provide adequate turning areas at changes in angles.
25
26 D. Dead-end alleys. Dead-end alleys are prohibited.
27

28 **Section. 5-1505. Easement dimensions.**

- 29
30 A. Utility easements. Easements with a minimum right-of-way width of six (6) feet shall be provided
31 on each side of all rear lot lines and along certain side lot lines where necessary for utilities.
32
33 B. Drainage easements. Where a subdivision is bordered by or traversed by a watercourse, drainage
34 way, channel, or stream, there shall be provided a minimum twelve-foot storm water easement at
35 intervals to provide storm drainage to the waterway in accordance with the storm drainage plan
36 proposed for the subdivision.
37

38 **Section 5-1506. Blocks.**

39
40 Block length and width or acreage within bounding roads shall accommodate the size of lot required in
41 the area by these regulations and to provide for convenient access, circulation control and safety of street
42 traffic. Block length shall not exceed one thousand five hundred (1,500) feet, or be less than four hundred
43 (400) feet, unless a lesser or greater length is requested by the subdivider and is deemed advisable
44 because of unusual conditions by the City. In blocks nine hundred (900) feet in length or over, pedestrian
45 crosswalks not less than ten (10) feet wide may be required to provide circulation or access to school,
46 playground, shopping center, transportation, and other community facilities.
47

48 **Section 5-1507. Lots.**

- 49
50 A. Dimensions. Lot dimensions and area shall not be less than the requirements of these regulations.
51
52 B. Location. All lots shall abut by their full frontage on a publicly dedicated street or a street that has
53 received the legal status as such.
54

- 1 C. Lot lines. Side lot lines shall be substantially at right angles to straight street lines or radial to curved
2 street lines.
3
4 D. Corner lots. Corner lots for residential use, unless otherwise approved by the board, shall have extra
5 width to permit appropriate building setback from both streets.
6
7 E. Uninhabitable lots. Lots subject to flooding and lots deemed to be uninhabitable shall not be platted
8 for residential occupancy, nor for such other uses as may increase danger to health, life or property
9 or aggravate the flood hazard, but such land within the plat shall be set aside for such uses as shall
10 not be endangered by periodic or occasional inundation or shall not produce unsatisfactory living
11 conditions.
12
13 F. Lot remnants. All remnants of lots below the minimum size left over after subdividing a larger tract
14 must be added to the adjacent lots, rather than allowed to remain as unusable parcels.
15
16 G. Means of access. Each lot shall be provided access, by means of a public street, with satisfactory
17 access to an existing public street or in the case of units within a townhouse site, or planned
18 developments, each lot shall be provided perpetual right of access by a private street or roadway to
19 an existing public street.
20
21 H. Double frontage lots. Double frontage or through lots shall be avoided except where essential to
22 provide separation from residential development from traffic arteries or to overcome specific
23 disadvantages of topography or orientation. A decorative masonry wall, or in the discretion of the
24 City, a combination of a fence and landscaping that provides a satisfactory buffer may be required
25 along the rear property line, across which there shall be no right of vehicular access. This portion of
26 the block line shall be shown as a limited access line on the final plat.
27

28 **Section 5-1508. Public sites and open spaces.**

29
30 Where a proposed park, playground, school or other public use shown in a master plan is located in
31 whole or in part within a subdivision, the subdivision shall dedicate or reserve adequate space for such
32 purpose in such area within the subdivision.
33

34 **Section 5-1509. Standards for subdivision improvements.**

35
36 The following design and construction standards shall apply:
37

- 38 A. Monuments. Monuments shall be placed at all block corners, angle points, points of curves in
39 streets, and at intermediate points as shall be required by the director of public works. The
40 monuments shall be of such material, size and length as may be approved by the Public Works
41 Director.
42
43 B. Streets. Streets, alleys and appurtenances thereto shall conform to the following:
44
45 1. All streets and alleys shall be constructed and surfaced in accordance with the standard
46 specifications of the public works department. Such construction shall be subject to inspection
47 and approval by the Public Works Director.
48
49 2. Drainage and drainage structures shall be provided on all streets and alleys in accordance with
50 the standard specifications of the Public Works Department. In addition, curbs and gutters shall
51 be provided in all commercial, apartment, hotel, industrial and similar districts. Such construction
52 shall be subject to the inspection and approval by the Public Works Director.
53

- 1 C. Sidewalks. In all commercial, multi-family, industrial and similar districts concrete sidewalks shall be
2 constructed along each side of every street shown on the plat in accordance with the standard
3 specifications of the Public Works Department.
4
- 5 D. Street name signs. Street name signs shall be placed at all street intersections within or abutting the
6 subdivision. Such signs shall be of a type approved by the city, and shall be placed in accordance
7 with the standard specifications of the Public Works Department.
8
- 9 E. Street lighting. Street-lighting facilities shall be provided and installed in all subdivisions. The
10 minimum requirement for such lighting facilities shall be one (1) foot candle average maintained.
11 However, no luminance ratio shall exceed twelve-to-one (12:1). A detailed plan showing the light
12 standards, the locations of the light, wiring diagram and construction details, for the system shall be
13 submitted to the Public Works Director for approval.
14
- 15 F. Water supply. The subdivider shall furnish the public works director a plan showing all proposed and
16 existing water mains, and give sufficient proof that arrangements have been completed to insure
17 installation of such water system. The water main plan shall be subject to approval by the Public
18 Works Director.
19
- 20 G. Fire hydrants. Fire hydrants shall be installed in all subdivisions. Evidence shall be submitted to give
21 proof that arrangements have been made to complete installation of such hydrants. The plan for
22 hydrant locations shall be subject to approval by the Public Works Director.
23
- 24 H. Sanitary sewer. Where a public sanitary sewer is reasonably accessible, each lot within the
25 subdivided area shall be provided with a connection thereto. All connections shall be subject to the
26 approval of the Public Works Director.
27
- 28 I. Parkway landscaping. All parkways shall be properly treated with topsoil, sprigged, landscaped, and
29 maintained until growth is relatively permanent. The plan for such landscaping shall be equal to the
30 established standards of the City, and subject to the approval of the Public Service Director.
31
- 32 J. Land filling. All land within subdivisions shall be filled to minimum average settled elevation of plus
33 six (6) feet above the national geodetic vertical datum (N.G.V.D.) or mean sea level (M.S.L.), and no
34 elevation shall be less than plus five and five-tenths (5.5) feet above the national geodetic vertical
35 datum (N.G.V.D.) or mean sea level (M.S.L.); provided, however, that where bulkheads are provided
36 on waterfront property, the land within a distance of ten (10) feet from the bulkheads may gradually
37 slope to the minimum required elevation of such bulkheads. The plan and additional documents
38 showing proposed elevations, test borings, sources and types of fill, methods of filling, and method of
39 disposal of vegetation and undesirable materials shall be subject to approval by the Public Works
40 Director. After completion of land filling, the subdivider shall submit to the city a topographical survey
41 prepared by a registered land surveyor or engineer to assure compliance with the minimum
42 standards of this Subsection.
43
- 44 K. Bulkheads. When contour of the land is changed, bulkheads shall be required on all waterfront
45 property. The minimum elevation of such bulkheads shall be plus four and five-tenths (4.5) feet
46 national geodetic vertical datum (N.G.V.D.) or mean sea level (M.S.L.), and the type and design shall
47 conform to the public works department standards and shall be subject to the approval by the Public
48 Works Director and the City's Structural Engineer.
49
- 50 L. Bridges. Bridges shall be provided by the subdivider across all canals and waterways to provide
51 adequate ingress and egress to all areas. The design of such bridges shall be in accordance with the
52 Public Works Department standards and shall be subject to approval by the Public Works Director.
53
- 54 M. Underground utilities. All utility lines shall be installed in conformance with the requirements of Article
55 5, Division 25.
56

1 **Section 5-1510. Utility easements.**

2
3 Easements shall be provided for the installation of underground utilities or relocating existing facilities in
4 conformance with the respective utility company's rules and regulations. In subdivisions of less than
5 twenty-one (21) lots the directors of the Public Works and Planning Departments may waive the
6 requirements for underground installations if the service to the adjacent area is overhead and it does not
7 appear that further development will occur.
8

9 **Section 5-1511. Construction standards.**

10
11 Properly qualified and licensed contractors shall pay for and obtain proper permits from the Public
12 Works Department for all construction and improvement work within the subdivision. Should any work
13 within the subdivision be performed not in conformity with any provisions of this Division or any other
14 Ordinances of the City, the City Manager shall immediately give notice by certified mail to the
15 subdivider and any contractors performing work in that area that all permits are suspended, and that all
16 improvements, construction, development and other work within the subdivision shall cease within
17 twenty-four (24) hours of receipt of notice. The subdivider and contractor shall in such case further be
18 subject to penalties as set forth in Article 7 of these regulations.
19

20 **Section 5-1512. Improvements or bond required.**

21
22 Before consideration of a final plat of a subdivision, the City Commission must be satisfied that all
23 improvements required by Section 5-1709 are to be constructed. The Director of Public Works shall
24 prepare an estimated cost of all required improvements. The estimated costs shall be based on the actual
25 computed cost of improvements plus ten (10) percent. In lieu of the completion of the improvements, a
26 bond executed by a surety company qualified to transact business in the state, shall be furnished by the
27 subdivider in an amount equal to the estimated cost of the construction plus ten (10) percent of such
28 improvements, including engineering supervision, testing and miscellaneous charges. The surety will be
29 subject to the condition that the improvements will be completed within twelve (12) months after approval
30 of the final plat, and in the event they are not completed, the City shall proceed with the work and hold the
31 owner and the bonding company jointly responsible for the costs thereof. If the bond proves insufficient to
32 complete the improvements covered, the City shall have the right to finish all work by creating a special
33 assessment district, and assess the amount of the additional funds required equally against all divisions
34 of land within the subdivision. As an alternative, the subdivider may deposit a certified or cashier's check
35 with the City Clerk payable to the City in lieu of the surety bond.
36

37 **Section 5-1513. Certificate of insurance and indemnification of City.**

38
39 The subdivider shall hold the City harmless against any liability or damage which may occur during
40 construction of any improvements in, about or upon any land or water dedicated for public use as shown
41 upon the final plat. In addition to saving the City harmless as herein provided, the subdivider shall provide
42 the city with a certificate of insurance naming the city as an additional insured in an amount specified by
43 the City. Nothing herein contained shall be construed to relieve the subdivider from any negligence on its
44 part on account of any such improvements or damage to other persons or property of others.
45
46

47 **Section 5-1514. Supplemental subdivision building site and design standards.**

- 48
49 A. Single-Family and multi-family districts. Except as may be provided hereinafter to the contrary, in
50 connection with replats, subdivisions, specific regulations and specifically described lots or parcels of
51 land, all buildings or structures located in Single-Family or Multi-Family Districts shall be constructed
52 or erected upon a building site containing at least one platted lot and such building site shall have a
53 minimum street frontage of fifty (50) feet.
54

1 B. Residential estates. No replat or subdivision for a Residential Estate shall be approved where the
2 building sites have an area of less than one and one-half (1½) acres, a minimum width of two-
3 hundred (200) feet and a minimum lot depth of two hundred and fifty (250) feet.
4

5 C. Replats and subdivisions south of the Coral Gables waterway and east of Old Cutler Road. The
6 following minimum size building sites shall be required for all replats and subdivisions for all lands
7 lying south of the Coral Gables Waterway and east of Old Cutler Road, excluding the area within the
8 plats of Coral Bay Sections B, C and D.
9

10 1. One acre building sites, one tier deep, with a minimum street frontage on Old Cutler Road of one-
11 hundred fifty (150) feet and maximum street frontage on Old Cutler Road of two hundred eight
12 (208) feet on the east side of Old Cutler Road from Casuarina Concourse, as shown on Plat
13 Book 60 at Page 37 of the Public Records of Miami-Dade County, Florida, to the intersection of
14 Old Cutler Road and Red Road, as shown on Plat Book 57 at Page 97 of the Public Records of
15 Miami-Dade County, Florida, and on the east side of Red Road from the intersection of Old
16 Cutler Road and Red Road, as shown on Plat Book 57 at Page 97 of the Public Records of Dade
17 County, Florida, to Avenue Campamento, as shown on Plat Book 57 at Page 97 of the Public
18 Record of Miami-Dade County, Florida.

19 2. Corner lots not abutting upon a waterway:
20

21 a. Minimum street frontage of one hundred fifteen (115) feet.
22

23 b. Minimum depth of one hundred twenty-five (125) feet.
24

25 3. Inside lots not abutting upon a waterway:
26

27 a. Minimum street frontage of one hundred (100) feet.
28

29 b. Minimum depth of one hundred twenty-five (125) feet.
30

31 4. Corner lots abutting upon a waterway:
32

33 a. Minimum street frontage of one hundred fifteen (115) feet.
34

35 b. Minimum depth of one hundred forty-five (145) feet.
36

37 5. Inside lots abutting upon a waterway:
38

39 a. Minimum street frontage of one hundred (100) feet.
40

41 b. Minimum depth of one hundred forty-five (145) feet.
42

43 D. Commercial and industrial districts.
44

45 No replat or subdivision in Commercial or Industrial Districts shall be approved where the building sites
46 have a street frontage of less than twenty-five (25) feet and a depth of less than one-hundred (100) feet.
47
48
49
50
51
52

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 16 - Roofs

Section 5-1601. Roofs general.

Except as provided for in this Division, all roofs for single-family residences, duplexes, overnight accommodations and uses in a Special Use District shall be constructed of tile, coral rock slabs, slate or copper.

Section 5-1602. Flat roofs without a parapet.

Except on Lots 1 through 18, inclusive, Block 89, Lots 20 through 36, inclusive, Block 91, Riviera Section Part Three and Lots 1, 2, 3 and Lots 5 through 12, inclusive, Block 4 and Lots 11 through 16, Block 6, French Village, flat roofs without a parapet shall be permitted upon buildings subject to the following restrictions noted hereinafter.

- A. Over porch or room additions within the L, T or U of a residential building having all tile roofs provided:
 1. A tile roof is not practical, as shall be determined by the Board of Architects.
 2. The flat roof portion shall not exceed fifteen (15%) percent of the ground area of the building.
 3. The flat roof portion is not visible from the front elevation of the building on an inside lot, or is not visible from the front or side street elevations on a corner lot.
- B. Over one-story rooms in the rear of a two-story residence, duplex or apartment on inside lots, or over one-story rooms in the rear of a two-story residence, duplex or apartment where the room is not visible from the front or side street elevation on corner lots, providing in all cases some type of metal or masonry railing, as shall be approved by the Board of Architects is installed upon such flat roof.
- C. Industrial Districts where the roof is constructed entirely of non-combustible materials.
- D. On boathouses, provided some ornamental railing, design or other treatment, as shall be approved by the Board of Architects, is placed upon such flat roof.
- E. Over meter rooms, elevator towers, elevator machinery and equipment rooms, stair towers, and air-conditioning rooms in Commercial Districts where the roof is constructed entirely of non-combustible materials.
- F. Over one-story areas of a two (2) story building, or as a balcony, tower or other feature used to enhance the architecture of a building (as with the Colonial or Mediterranean style), provided that if located on an elevation visible to the street, the flat roof portions visible to the street shall not constitute more than twenty (20%) percent of the building's total roof area and a metal or masonry railing is installed on such flat roof.

Section 5-1603. Flat roofs with an eighteen (18) inch parapet.

Except on Lots 1 through 18, inclusive, Block 89, Lots 20 through 36, inclusive, Block 91, Riviera Section Part Three, and Lots 1, 2, 3 and Lots 5 through 12, inclusive, Block 4 and Lots 11 through 16, Block 6, French Village, flat roofs with a parapet (minimum eight (8) inches thick and eighteen (18) inches above the roof at all points) shall be permitted upon the following buildings subject to restrictions noted hereinafter:

- 1 A. Over porch or room additions within the L, T or U of a residential building having all tile roofs
2 provided:
3
4 1. A tile roof is not practical as shall be determined by the Board of Architects.
5
6 2. The flat roof portion shall not exceed fifteen (15%) percent of the ground area of the building.
7
8 3. The flat roof portion is not visible from the front elevation of the building on an inside lot, or is not
9 visible from front or side street elevations on a corner lot.
10
11 B. Over one-story rooms in the rear of a two-story residence or duplex on inside lots, or over one-story
12 rooms in the rear of a two-story residence or duplex where the room is not visible from the front or
13 side street elevation on corner lots.
14
15 C. Over boathouses.
16
17 D. Upon buildings designed and devoted to uses permitted in the Multi-family Districts.
18
19 E. Over one-story areas of a two-story building or as a balcony, tower or other features used to enhance
20 the architecture of a building (as with the Colonial or Mediterranean style), provided that if located on
21 an elevation visible to the street, the flat roof portions visible to the street shall not constitute more
22 than twenty (20%) percent of the building's total roof area.
23
24 F. On additions to existing buildings having a flat roof with a parapet.
25

26 **Section 5-1604. Roofs for commercial buildings.**
27

28 Except for motels, commercial buildings shall be permitted to have flat roofs with a parapet (minimum
29 eight (8) inches thick and eighteen (18) inches above the roof at all points, provided, however, that where
30 the height of the building and other attendant and connected circumstances and features of said building
31 justify a lesser height, such parapet wall may be as low as six (6) inches at any point above the roof)
32 where the roof is constructed entirely of non-combustible materials.
33

34 **Section 5-1605. Pitched roofs, Material.**
35

36 Except in Golden Gate, MacFarlane Homestead and St. Alban's Park, Coconut Grove Warehouse
37 Center, that part of the Industrial Section abutting South Dixie Highway (U. S. Highway 1), and where
38 plastic or glass translucent material is used as permitted elsewhere in this article, pitched roofs shall be
39 constructed of:
40

- 41 A. Vitrified clay tile.
42
43 B. White concrete tile. The finished surface for white concrete tile shall be a mixture of one part Portland
44 white cement to three parts white silica sand, together with a waterproofing and plasticizer ad-mix.
45 These ingredients shall be mixed with water to a consistency equal to that of a finishing coat of
46 plaster. The mix thus obtained shall be pressure troweled onto the surface of the freshly extruded tile
47 at the time of manufacture.
48
49 C. Colored cement tile, provided the tile is color impregnated with the same color intensity throughout
50 and the color is not surface applied, and provided the color meets with approval of the Board of
51 Architects, taken in conjunction with the surrounding areas. Such colored cement tile roofs, which
52 have been installed according to approved plans may be painted or repainted a different color from
53 the original color of the installed tile subject to approval of the application and the paint specifications
54 by the Board of Architects. (2631)
55
56 D. Coral rock slabs laid shingle fashion.

- 1
2 E. Thick butt variegated colored slate as approved by the Board of Architects.
3
4 F. White Bermuda roof, with a minimum pitch of not less than five (5) inches in twelve (12) inches.
5
6 G. Where there exists a pitched roof of other material that was permitted at the time of the original
7 construction, additions to or replacements to said building may use the same material.
8
9 H. Roofs on accessory or auxiliary buildings shall conform to the roof requirements for the principal
10 building provided, that bomb shelters and/or fallout shelters may be constructed with a flat roof that
11 the maximum height of such shall not exceed four (4) feet above grade.
12
13 I. Copper may be used as a roofing material for residences subject to approval of design, manner of
14 installation, conformity with the architectural design, style and composition of the proposed residential
15 structure.
16
17 J. Monier Monray roof tiles with surfaces applied cement glaze under the manufacturers process,
18 provided, that the color meets with the approval of the Board of Architects taken in conjunction with
19 the surrounding area and provided further that the tile shall not be painted or repainted.
20

21 **Section 5-1606. Flat roofs, Material.**
22

23 All flat roofs shall have coverings of approved standard quality, such as concrete, gypsum, tile, built-up
24 roofing of tar and paper, or tar paper and gravel, asbestos roofing, or of like grade, which would rank as
25 Class A or B under test specifications of the National Board of Fire Underwriters.
26

27 **Section 5-1607. Plastic, fiberglass, glass and aluminum roofs.**
28

29 Any plastic or glass translucent material or flat aluminum material, as approved by the Board of Architects
30 and the Board of Adjustment may be used as a roof covering on screened enclosures or screened
31 porches of residences providing it does not extend out from the outside wall of the building more than six
32 (6) feet including any existing roof overhang and further provided it is not visible from the street. (3234)
33

34 **Section 5-1608. Skylights.**
35

36 Skylights may be constructed in roofs provided that such skylights comply with the following conditions
37 and restrictions:
38

- 39 A. The size, location and architectural design of such skylights shall be subject to approval by the Board
40 of Architects.
41
42 B. The structural design of such skylight shall be subject to approval by the Structural Engineer.
43

44 **Section 5-1609. Roof projections.**
45

46 Roofs and bay windows that do not extend to the ground may project into the required minimum setback
47 area not more than the following: (3234)
48

- 49 A. On setbacks from five (5) feet to ten (10) feet, roofs and bay windows may project not more than two-
50 and-one-half (2½) feet into the required minimum setback area.
51
52 B. On setbacks from ten and one-tenth (10.1) feet to fifteen (15) feet, roofs and bay windows may
53 project not more than three (3) feet into the required minimum setback area.
54
55 C. On setbacks from fifteen and one-tenth (15.1) feet to twenty (20) feet, roofs and bay windows may
56 project not more then three-and-one-half (3½) feet into the required minimum setback area.

1
2 D. On setbacks from twenty and one-tenth (20.1) feet to twenty-five (25) feet, roofs and bay windows
3 may project not more than four-and-one-half (4½) feet into the required minimum setback area.
4

5 E. On setbacks of twenty-five (25) feet or more, roofs and bay windows may project not more than five
6 (5) feet into the required minimum setback area.
7

8 **Section 5-1610. Trussed rafters.**
9

10 The minimum size for upper and lower truss cords in all buildings shall be two (2) inches by six (6) inches.
11

12 **Section 5-1611. Tile roof pitch.**
13

14 Roof tile shall not be laid on a deck with a pitch of less than two and one-half (2½) inches in twelve (12)
15 inches.
16
17
18
19

20 **ARTICLE 5 – DEVELOPMENT STANDARDS**
21 **Division 17 - Sanitation Requirements**
22
23

24 **Section 5-1701. Air conditioning.**
25

26 New commercial construction or renovation of an existing commercial structure where the cumulative cost
27 of such renovation is in excess of twenty (20) percent of the assessed value of the existing commercial
28 structure shall make provisions for the installation of an air conditioning system for commercial trash
29 containers.
30

31 **Section 5-1702. Commercial trash containers.**
32

33 New commercial construction or renovation of an existing commercial structure where the cumulative cost
34 of such renovation is in excess of twenty (20) percent of the assessed value of the existing commercial
35 structure shall make provisions for a trash container room or enclosure in accordance with the following
36 provisions: (2648)
37

38 A. All new commercial construction projects and all renovation projects having a setback of less than ten
39 (10) feet on the side of the property best suited for the servicing of trash containers shall include a
40 trash container room for the purpose of housing dumpsters or other trash receptacles.
41

42 1. The trash container room may only be located on the rear or side of the proposed development
43 and shall be easily accessible for servicing.
44

45 2. The trash container room shall be fully enclosed and include lockable doors.
46

47 B. Renovation projects having a setback of ten (10) feet or more on the side of the property best suited
48 for the servicing of trash containers shall include a trash container room pursuant to subsection A 1.
49 and A 2. above, or a trash container enclosure in accordance with the following:
50

51 1. The trash container enclosure may only be located in the rear yard, rear setback area, side yard
52 or side setback area.
53

54 2. The trash container enclosure shall be placed at least five (5) feet from any property line, but not
55 within the triangle of visibility.
56

3. The trash container enclosure shall be located such that garbage or trash trucks will not block the intersections of streets or alleys while servicing trash containers.
 4. The trash container enclosure shall consist of:
 - a. a concrete pad or impervious pavers as a base;
 - b. five (5) foot high enclosure walls; and
 - c. an access gate.
 5. An impervious surface shall be provided between the trash container enclosure and the street or alley from which the containers will be serviced.
 6. Whenever possible, a hedge, or similar landscaping material, shall abut the enclosure walls.
- C. Upon written request of a property owner, the requirements specified in (a) and (b) above may be waived by order of the City Manager or his designee provided the following conditions are met: (3129)
1. The trash generated within the subject commercial building can be disposed of in a shared consolidated waste container/compactor located off-site.
 2. The trash disposal location is acceptable to the City's commercial waste disposal contractor.
 3. A legal instrument, as prescribed by the City Attorney, is executed by the subject property owners acknowledging that the City Manager shall be empowered to direct full compliance with the above trash enclosure/room requirements if the use of the consolidated waste container is no longer available. (3129)

ARTICLE 5 – DEVELOPMENT STANDARDS

Division 18 - Screening

Section 5-1801. Solar water heaters and equipment.

The erection and/or installation of solar water heaters and equipment shall be subject to the following conditions and restrictions:

- A. Collectors located in the same parallel plane of a sloping roof shall be fastened to a maximum of one and one-fourth ($1\frac{1}{4}$) inch by one-eighth ($\frac{1}{8}$) inch metal angles placed directly on the roofing membrane. Surrounding tile shall butt to the edge of the side of the collector.
- B. Collectors located in a different plane from the roof shall incorporate an architectural masking device to screen the underside and edge of the collector apparatus from ground view where such collector is visible from the street. Such screening device may be roof planes, mansard roofs, shed roofs, parapet walls, chimneys or such other features.
- C. Collectors located on a flat roof may be mounted directly upon the roof or may be elevated above the roof provided, however, that all portions of the elevated apparatus are screened from ground view by means of some architectural screening device as provided for under B above.
- D. Where rooftop hot water storage tanks are used they shall be screened from view or shall be incorporated in some architectural feature such as cupolas, chimneys, etc.

- 1
2 E. Where collectors are mounted on the ground they shall be screened from view from the abutting
3 streets, and the setbacks for such collectors shall be as required for mechanical equipment.
4
5 F. All piping and other serving utilities shall be concealed from view.
6
7 G. The size, location, attachment and design of solar water heating devices shall be in conformity with
8 the building design and overall neighborhood character.
9
10 H. Adequate architectural details shall be drawn to show the proper installation of the system and
11 particularly the roof mounting and method of attachment.
12

13 **Section 5-1802. Screening of rooftop equipment.**
14

15 Air-cooled condensing and/or compressor equipment, water cooling towers and any other type of
16 mechanical or service equipment or apparatus installed on roofs of all buildings constructed on or after
17 October 1, 1969, shall be screened from view by a parapet or some other type masonry wall or screening.
18

19 Those buildings constructed prior to October 1, 1969, shall be exempt from this requirement until such
20 time as renovation or rehabilitation of any portion of said building is permitted. At the time of permitting
21 for any renovations or rehabilitation in which the value of such construction exceeds twenty (20) percent
22 of the assessed value of the structure, any air-conditioning and/or mechanical apparatus mounted on roof
23 tops, whether new or existing, shall be screened. Said screen shall be constructed so as to conceal the
24 machinery from the eye on a horizontal plane of observation. (2625)
25

26 **Section 5-1803. Screening or storage areas.**
27

28 All storage areas permitted under these regulations shall be enclosed on all sides with a solid or louvered
29 masonry wall, not less than six (6) feet in height, with necessary openings.
30
31

32
33 **Section 5-1804. Air-conditioning units and equipment, and other types of mechanical equipment**
34 **or apparatus installed on or attached to premises.**
35

- 36 A. In a residential district, air-cooled condensing and/or compressor equipment which is a part of an air-
37 conditioning system or a water cooling tower, and any other type of mechanical equipment or
38 apparatus installed on or attached to premises shall be completely retained within the primary
39 building, or shall meet side and rear setback requirements for the principal structure and shall be
40 allowed to within fifteen (15) feet of any street or waterway property line with the following conditions:
41 (2931, 3556)
42
43 1. All air-conditioning units or equipment shall meet noise level requirements in the City Code.
44
45 2. Any air-conditioning unit or equipment, except for window wall units, located closer than fifteen
46 (15) feet to any rear or side property line, or closer than twenty-five (25) feet to any street or
47 waterway property line shall be visually screened from view with landscaping which shall be in
48 addition to the requirements of Article 5, Division 11.
49
50

51 **ARTICLE 5 – DEVELOPMENT STANDARDS**
52 **Division 19 – Signs**
53
54
55
56

RESERVED

ARTICLE 5 – DEVELOPMENT STANDARDS
Division 20– Telecommunications

RESERVED

ARTICLE 5, DEVELOPMENT STANDARDS
Division 21 – Temporary Uses

Section 5-2101. Purpose.

It is the purpose of this Division to provide for certain temporary uses and to ensure that such uses are compatible with adjacent land uses and consistent with the City's goals and objectives.

Section 5-2102. Carnival.

The City Manager may authorize churches and schools to host or sponsor carnivals subject to the following conditions and restrictions:

- A. Such carnivals shall be conducted only upon the premises of the hosting and/or sponsoring church or school.
- B. The setting up and dismantling of all carnival equipment, structures or apparatus shall be accomplished only between the hours of 8:00 a.m. to 6:00 p.m. Monday through Saturday, provided, however, that work being done on booths by students may continue until 11:00 p.m. No work shall be done on any Sunday, except that students may work on booths between the hours of 12:00 noon and 7:00 p.m.
- C. No tents, structures, equipment or apparatus shall be located within the established setbacks of the premises.
- D. It shall be the responsibility of the carnival owners or his assigned representative to furnish proof of financial liability insurance covering accidents or injury which said insurance policy shall indemnify the City against any and all claims of losses by reason of accidents or injury.
- E. No such carnival shall be allowed to operate for longer than three (3) consecutive days at any one location, and no church or school shall be permitted to hold more than one carnival within any twelve (12) month period.
- F. No alcoholic beverages shall be sold or consumed on the premises.
- G. It shall be the responsibility of the hosting and/or sponsoring church or school to provide adequate sanitary facilities.

- 1 H. All reasonable precautions shall be taken by the hosting and/or sponsoring church or school to
2 minimize the noise level resulting from such activity, particularly in the area of music emanating from
3 amplified sound systems operated by the promoter of the carnival or any person, persons or firms
4 engaged or authorized to provide such music.
5
6 I. It shall be the responsibility of the hosting and/or sponsoring church or school to provide adequate
7 parking facilities, and to insure a non-disruptive traffic flow throughout the area during such activities.
8
9 J. The operation of such carnival shall be restricted to the hours of 9:00 AM to 11:00 PM Monday
10 through Thursday and from 9:00 AM to 12:00 midnight Friday and Saturday.
11
12 K. All carnival equipment, structures or apparatus shall be removed from the premises within two (2)
13 days, excluding Sundays, of the last scheduled day of operation of said carnival.
14
15 L. It shall be the responsibility of the hosting and/or sponsoring church or school to restore the premises
16 to its original condition within seven (7) days from the last scheduled day of operation of said carnival.
17
18 M. The operation of such carnival shall be subject to obtaining proper license and building, electrical and
19 plumbing permits.
20
21 N. In granting approval for the operation of said carnival, the City Manager may prescribe appropriate
22 conditions, restrictions, and safeguards it deems to be in the best interest of the surrounding
23 neighborhood and the general public.
24
25 O. The City Manager shall be authorized and directed to close down the complete operation of any such
26 function for violation of the regulations set forth herein
27

28 **Section 5-2103. Open lot Christmas tree sales.**
29

30 Civic, fraternal and/or religious organizations located within the City of Coral Gables may be authorized to
31 conduct open-lot Christmas tree sales, as a temporary use, subject to the following conditions and
32 restrictions:
33

- 34 A. The sale of such Christmas trees shall be conducted only upon property in a Commercial or Industrial
35 District.
36
37 B. The setting up and dismantling of all equipment, structures or apparatus shall be accomplished only
38 between the hours of 7:30 AM to 6:00 PM Monday through Saturday. No work shall be done on any
39 Sunday.
40
41 C. The applicant for such Christmas tree sales shall submit a sketch plan to the City Manager showing
42 the proposed location of all equipment, tents, structures, off-street parking and tree storage and/or
43 displays.
44
45 D. All equipment, tents, structures, tree storage and/or displays shall provide setbacks as required under
46 these regulations and the Florida Building Code.
47
48 E. Only one sign shall be permitted to be displayed upon the premises and such sign shall not be larger
49 than thirty (30) square feet and shall not contain any reflective materials, streamers, pennants,
50 flashing lights, movable items or similar devices. Such sign shall have a minimum setback of five (5)
51 feet from the front and/or side property line and shall be erected or placed so that the sign is parallel
52 or perpendicular to the front property line. Such sign shall be securely fastened to a supporting
53 member and the top of such sign shall not exceed a height of six (6) feet above the finished grade of
54 the ground.
55

- 1 F. The operation of such Christmas tree sales shall be conducted between the hours of 9:00 AM to
2 10:00 PM Monday through Saturday and from 12:00 noon to 9:00 PM on Sunday.
3
4 G. The proceeds from such Christmas tree sales shall be used for charitable purposes.
5
6 H. The use of sound amplification, flashing lights or other similar attention attractors and advertising
7 devices shall be prohibited.
8
9 I. Off-street parking shall be provided as shall be required by the City Manager.
10
11 J. Adequate sanitary facilities shall be provided upon the premises of the Christmas tree sales.
12
13 K. All tents, equipment and structures shall be maintained and kept in good order and repair and, upon
14 inspection, if found to be in disrepair shall be subject to removal and/or replacement.
15
16 L. The operation of such Christmas tree sales shall be in accordance with the fire safety standards as
17 set forth under the Metropolitan Dade County Fire Prevention and Safety Code and the ~~South~~ Florida
18 Building Code.
19
20 M. Each organization conducting such Christmas tree sales shall furnish proof of financial liability
21 covering accidents or injury upon the premises.
22
23 N. The construction of such Christmas tree sales shall be subject to obtaining proper license and
24 building, electrical and plumbing permits.
25
26 O. It shall be the responsibility of each organization conducting such sales to maintain the premises in a
27 clean and sanitary condition during the sale period.
28
29 P. Each organization shall remove all trash, debris and unsold Christmas trees from the premises within
30 a period of seventy-two (72) hours from the last day of sale and the premises shall be restored to its
31 original condition on or before December 31 the year of the sale.
32
33 Q. In granting approval for of Christmas tree sales, the City Manager may prescribe appropriate
34 conditions, restrictions and safeguards deemed to be in the best interest of the surrounding
35 neighborhood and the general public.
36

37 **Section 5-2104. Garage sale.**
38

39 Garage sales shall be permitted as a temporary use on the premises of residences, duplexes and
40 apartments subject to the following conditions and restrictions:
41

- 42 A. No garage sale shall be conducted until and unless a permit shall have been obtained from the
43 License Division of the City of Coral Gables. Only the owner or lessee of the property upon which the
44 garage sale is being conducted may obtain such permit.
45
46 B. Before such permit shall be issued, the applicant shall file with the License Division an application
47 containing the following information:
48
49 1. Legal description and street address where such sale is to be conducted.
50 2. Proof of ownership or lease of property.
51 3. Date(s) of sale.
52 4. Hour(s) of sale.
53 5. Example of sign proposed.
54

- 1 C. Upon verification and compliance with the provisions of this section, and the payment of the proper
2 fee, the License Division shall issue a permit the same day which shall designate the location of the
3 sale and the day(s) upon which such sale(s) shall be conducted.
4
- 5 D. Only personal property owned by the seller and usual to a household may be sold or offered for sale
6 by the owner or lessee of the residence, duplex or apartment as the case may be.
7
- 8 E. Only one sign not exceeding forty (40) square inches in size may be displayed on the premises where
9 such sale is being conducted. Such sign shall not be erected or placed closer than five (5) feet to the
10 front or side property line.
11
- 12 F. Such garage sale shall be held only between the hours of 9:00 a.m. to 5:00 p.m.
13
- 14 G. Personal property shall be exhibited or displayed only within established setbacks.
15
- 16 H. No more than two (2) consecutive days shall be permitted for any garage sale.
17
- 18 I. No more than two (2) garage sales shall be held from the same property within any calendar year,
19 provided however, that such garage sales shall not be held within a thirty (30) day period from each
20 other. (2335)
21
- 22 J. The garage sale permit shall be prominently displayed from the front of the building from which such
23 sale is conducted. Upon the request of any Code Enforcement Officer of the City of Coral Gables, the
24 owner or lessee of the property shall exhibit such permit.
25
- 26 K. By making application for such Garage Sale Permit, accepting said permit and conducting such sale,
27 the owner or lessee of the property to whom such permit is granted, authorizes any Code
28 Enforcement Officer of the City of Coral Gables to enter upon the property for the purpose of
29 determining that such sale is being conducted in accordance with the provisions of this section.
30

31 **Section 5-2105. Commercial photography in residential districts.**
32

33 Commercial photography, which includes still photography, commercials and major motion picture filming
34 or video, shall be permitted as a temporary use on the premises of private property in a residential district,
35 subject to the following conditions and restrictions: (3155)
36

- 37 A. No commercial photography shall be conducted in residential districts without a permit from the City
38 Manager's Office. The owner or lessee of the property upon which the photography is being
39 conducted or a representative of the production company, with the owner's written approval, may
40 obtain such permit.
41
- 42 B. The permit shall be available for inspection at the site on which the photography is to occur. Upon the
43 request of any police officer or code enforcement officer of the City, the owner, lessee or
44 representative of the production company shall exhibit such permit.
45
- 46 C. The following limitations on the number and type of permits issued annually shall be enforced:
47
- 48 1. Still photography shoots that are entirely contained inside the residential structure can be
49 conducted without a permit.
 - 50 2. Large still photograph shoots that are not entirely contained within the residential structure and
51 commercials or corporate/industrial filming recorded on video or motion picture film shall be
52 limited to twelve (12) permits per year for the same property, with a maximum of three (3)
53 consecutive days allowed per permit.
 - 54 3. Major motion pictures or television programs recorded on video or motion picture film shall be
55 limited to three (3) permits per year for the same property and only one permit shall be issued
56 during any thirty (30) day period. Each permit shall be issued for a maximum of fourteen (14)

- consecutive days, with a maximum of twenty-eight (28) permitted days allowed per year for the same property.
4. Permitted days which are canceled due to circumstances beyond the control of the production company, such as bad weather days or retakes, shall extend the number of permitted days by the number so canceled, without penalty.
- D. It is the intention of this section to protect residential areas from undue intrusions associated with commercial photography. The City Manager may approve, disapprove, or approve with appropriate conditions, any permit applied for under this section. Conditions imposed as terms under which a permit is issued may include, but are not limited to, the following:
1. Advance notification of forty-eight (48) hours in a form approved by the City Manager to adjacent neighborhood properties for large still photography, commercial or corporate industrial filming. Advance notification of ten (10) days in a form approved by the City Manager to a homeowner or community association, or if none exists, to adjacent neighborhood properties, for major motion pictures or television program filming.
 2. Hiring of off-duty police officers to supervise traffic and other matters when the public right-of-way is utilized for film purposes.
 3. Hiring of off-duty police officers to provide security and control of shoots on private property.
 4. Limitations on number and location of vehicles or trailers parked on the street or swale area or adjacent or contiguous properties used in the shoot.
 5. Limitations on the daily hours or specific times when commercial photography is to take place when such limitations are necessary to limit disruption to the neighborhood.
 6. Similar conditions or limitations which are necessary to protect the neighborhood from undue intrusions.
 7. Compliance with the [Noise Ordinance], unless otherwise conditionally approved by the City Manager.
- E. The City Manager may immediately revoke any permit for violation of any part of this section or any permit condition.
- F. The City Manager may refuse to issue any permit applied for if there has been evidence that previous photography at the same location created a disruptive situation in the neighborhood.
- G. The City Manager may refuse to issue any permit applied for if, on previous occasions, the commercial photography company has violated conditions or restrictions of permits issued under this section.
- H. The City Manager may issue administrative variances to these conditions to accommodate unusual circumstances.

Section 5-2106. Fund raising car washes.

Fund raising car washes shall be permitted as a temporary use on the premises of property in any commercial, individual or special use district subject to the following conditions and restrictions: (3133)

- A. No fund raising car washes shall be conducted without a permit from the license division of the City. Only the owner or lessee of the property upon which the fund raising car wash is being conducted (or their designee) may obtain a permit.
- B. Upon verification and compliance with the provisions of this section, and the payment of the proper fee, the license division shall issue a permit the same day which shall designate the location of the car wash and the dates and hours of the car wash.
- C. A car wash shall be held only on Saturdays, Sundays and holidays between the hours of 9:00 AM to 5:00 PM.

- 1
2 E. Only one weekend (two consecutive days) shall be permitted for any fund raising car wash.
3
4 F. No more than six fund raising car washes shall be held by any sponsoring non-profit group, or from
5 the same property within any calendar year.
6
7 G. Each fund raising car wash shall be conducted under adult supervision, with at least one person
8 eighteen years or older on premises during all hours of operation.
9
10 H. The fund raising car wash permit shall be prominently displayed from the front of the building from
11 which the car wash is conducted. Upon the request of any police officer or code enforcement officer
12 of the City, the owner or lessee of the property shall exhibit the permit.
13
14 I. By making application for a fund raising car wash permit, accepting the permit and conducting a car
15 wash, the owner or lessee of the property to whom the permit is granted, authorizes any police officer
16 or code enforcement officer of the city to enter upon the property for the purpose of determining that
17 the car wash is being conducted in accordance with the provisions of this section.
18

19 **Section 5-2107. Temporary construction and/or field office.**
20

21 Whenever a building permit shall have been issued by the Building Department for construction and/or
22 alteration, a temporary field and/or construction office shall be permitted to be located on the premises
23 covered by a building permit subject to the following conditions and restrictions:
24

- 25 A. That such office shall not be used as a sales and/or advertising office and that no sales brochures
26 shall be handed out or distributed from such office.
27
28 B. That potable water, electricity and sanitary facilities shall be provided for such office as required by
29 the Florida Building Code and such other applicable ordinances.
30
31 C. That such office shall not be used for living or sleeping quarters. No kitchen facilities shall be
32 permitted.
33
34 D. That only one construction or field office shall be allowed per construction site.
35
36 E. That such office shall be removed by the contractor prior to the approval of the final building
37 inspection and to the issuance of a Certificate of Occupancy or whenever, in the opinion of the
38 Building Official, an inspection discloses that the building or alteration has been completed to the
39 point where the final building inspection would be approved and a Certificate of Occupancy, if applied
40 for, would be issued.
41

42 **Section 5-2108. Temporary land development sales office.**
43

44 Whenever a plat containing a gross area of not less than ten (10) acres shall have been recorded in the
45 public records of Miami-Dade County, Florida, or a multi-family construction project with a site of not less
46 than twenty-thousand (20,000) square feet and twelve (12) dwelling units, a permit may be issued for the
47 location of a temporary land development sales office on the development site subject to the following
48 conditions and restrictions: (3024)
49

- 50 A. That the use of such sales office shall be limited and restricted to the sale of lots within a subdivision,
51 replat or multi-family project, and such office shall not be used for the transaction of any other
52 business of whatsoever nature.
53
54 B. That the setbacks for such sales office shall be the same as that required for the premises upon
55 which such sales office shall be located.
56

- 1 C. That such sales office shall be landscaped and such landscaping shall be maintained in good
2 condition as to present a healthy, neat and orderly appearance.
3
4 D. That a minimum of six (6) paved off-street parking spaces shall be provided on the premises of such
5 sales office.
6
7 E. That such sales office shall be equipped with adequate potable water, electricity and sanitary
8 facilities.
9
10 F. That such sales office shall not be used for living or sleeping quarters.
11
12 G. That not more than one such sales office shall be permitted to be located in any one subdivision,
13 replat or multi-family project.
14
15 H. That one sign identifying the development may be placed upon such sales office.
16
17 I. That the permit for such sales office shall expire three (3) years from the date of the recording of the
18 plat, or the issuance of a building permit for the multi-family development, provided, however, that the
19 Building Official, upon application, may authorize the extension of such permit for a good and valid
20 reason.
21
22 J. That the Building Official may revoke the permit for such sales office should the developer fail to
23 comply with the conditions and restrictions set forth herein.
24
25 K. That such sales office structures shall be temporary in nature, and shall be removed in the event of a
26 hurricane (on or before issuance of warning status) or other natural and/or man-made disaster.
27
28
29
30

31 **ARTICLE 5 – DEVELOPMENT STANDARDS**
32 **Division 22 - Underground Utilities.**
33
34

35 **Section 5-2201. Requirement for Utilities to be Provided Underground.**
36

- 37 A. Purpose. The purpose of this Division is to require the installation of utility lines underground to
38 assure the public safety; foster tree preservation; and improve and protect the aesthetic character of
39 the City.
40
41 B. Applicability. Except as expressly provided hereinafter, all utility lines, including but not limited to
42 those required for electrical power, distribution, telephone, and communication, street lighting, and
43 television signal service shall be installed underground. This Section shall apply to all cables,
44 conduits or wires forming part of an electrical distribution system including service lines to individual
45 properties and main distribution feeder electric lines delivering power to local distribution systems,
46 provided that it shall not apply to wires, conductors or associated apparatus and supporting structures
47 whose exclusive function is in transmission of electrical energy between generating stations,
48 substations and transmission lines of other utility systems. Appurtenances such as transformer
49 boxes, pedestal mounted terminal boxes, and meter cabinets may be placed above ground but shall
50 be located in conformance with the requirements of the Manual of Public Works Construction. This
51 Section shall be applicable to the following uses:
52
53 1. All new construction shall be required to install utility service facilities underground.
54

2. When a structure undergoes a rehabilitation wherein the cost of the rehabilitation is fifty percent (50%) or more of the replacement value of the existing structure as determined by the Miami-Dade County Property Appraiser, utility service facilities for that structure shall be converted from overhead to underground.

C. Conversion of overhead to underground facilities. Whenever overhead utility distribution facilities have been converted to underground facilities, the property owners in the area to be served by the new facilities shall be required to arrange for the conversion of their existing service facilities in accordance with these regulations and, where applicable, utility company specifications for underground service. For electric service facilities, such conversion shall include but shall not be limited to rearranging existing electric service entrance facilities and necessary facilities within buildings and structures to accommodate the undergrounding of utilities. The property owner shall be responsible for all costs associated with the modification of service facilities for the affected property to accommodate underground utility service.

D. Notice of conversion requirement. The City shall notify each property owner when conversion from overhead to underground utility distribution service is complete. The notice shall be served by registered mail, addressed to the owner or owners of the property described as they are known to the City Manager or as their names and addresses are shown upon the records of the County Tax Assessor, or other public records of the City or County, and shall be deemed complete and sufficient when so addressed and deposited in the United States mail with proper postage prepaid. All necessary modifications and arrangements for use of underground facilities shall be completed within ninety (90) days of receipt of such notification.

E. Notice of property owner's failure to convert facilities.

1. If the City Manager determines that a building has not completed conversion to underground utility service facilities, he or she shall notify the owner of that building in writing and demand that the owner cause the conversion to be made within sixty (60) days of the date of service of the notice. The notice shall be by registered mail and in the manner set forth in Subsection (b) of this Section. If such notice is returned by postal authorities, the City Manager shall cause a copy of the notice to be served by a law enforcement officer upon the occupant of the land or upon any agent of the owner thereof.

2. If personal service upon the occupant of the land or upon any agent of the owner thereof cannot be performed after reasonable search by a law enforcement officer, the notice shall be served by physical posting on the property, and by publication in a newspaper of general circulation at least twice, seven days between publications, and 30 days before the date the conversion is required. The notice shall be in substantially the following form:

NOTICE REQUIRING CONVERSION OF UTILITY SERVICE FACILITIES

Name of Owner _____

Address of Owner _____

1 Our records indicate that you are the owner(s) of the following land in the City of Coral Gables,
2 Florida: (describe property).
3

4 An inspection of this land discloses, and I have found and determined, that a building is located
5 thereon which has not converted its (state type of utility) service facilities from overhead to
6 underground service.
7

8 You are hereby notified that unless this building converts its (state type of utility) service facility
9 from overhead to underground service within thirty (30) days of personal service upon you of this
10 notice, or of the second publication hereof, the City will proceed to cause the conversion of these
11 facilities and the cost of the work, including advertising costs and all other expenses necessary to
12 complete the conversion will be imposed as a lien on the land if not otherwise paid within ninety
13 (90) days after the conversion has been completed and the cost thereof ascertained by the City of
14 Coral Gables.
15

16 F. Conversion of facilities by City; Lien; Recording; Redemption.
17

- 18 1. If within sixty (60) days after service of the notice as set forth in Subsection (E) above, or by
19 physical posting of the notice on the property, or within thirty (30) days of notice by publication in
20 a newspaper the required conversion of service of facility has not been effected, the City
21 Manager shall cause the conversion to be made by the City at the expense of the property
22 owner. The cost of the conversion shall constitute a lien upon the real estate served thereby.
23 Upon ordering a conversion of service facilities to be made by the City, the City Manager shall
24 cause to be recorded in the public records a notice of utility service conversion lien pending,
25 which shall include a description of the property and a statement that a conversion has been
26 ordered, the cost of which shall under this Section constitute a lien. The notice of pending lien
27 shall, eight (8) months after the date thereof, be null and void and constitute no record notice of a
28 pending lien.
29
- 30 2. After causing the conversion of service facilities to be done, the City Manager shall certify to the
31 Finance Director the expenses as may have been approved by the appropriate City Department
32 incurred in effecting the conversion and shall include a copy of the notice set forth in Section (E)
33 above, whereupon such expense shall become payable within ninety (90) days, after which a
34 special assessment lien and charge will be made upon the property, which shall be payable in
35 ten equal annual installments together with costs of recordation of all documents required to be
36 recorded hereby and with interest to be determined by the City Finance Director on the unpaid
37 balance from the date of such certification until paid; however, the lien may be satisfied at any
38 time by the payment of the entire sum due plus accrued interest, recordation costs, and such
39 expenses and penalties as may result from the advertisement and sale of certificates for
40 delinquent liens as hereinafter set out. The Finance Director shall file for record a notice of such
41 lien in the office of the clerk of the circuit court, and shall keep complete records relating to the
42 amount payable thereon. One-tenth of the amount of liens accruing during any year ending on
43 June 1 shall be billed and mailed in the fall of the same year to the owners of land subject to such
44 liens at the same time as tax statements for ad valorem taxes are mailed; and if the amount shall
45 not be paid on or before April 1 of the following year, the entire lien and all annual installments
46 thereof shall be delinquent, overdue and in default.
47
- 48 3. The entire amount of the lien may be foreclosed by the City, or in the alternative may be collected
49 by any other legal means, including the advertisement and sale of certificates. Upon full
50 payments of liens provided by this Section or through foreclosure on tax sale certificates, the
51 director of finance shall, by appropriate means, evidence the satisfaction and cancellation of such
52 lien upon the public records. The cost of recordation of the notice of lien pending, the notice of
53 lien, and the satisfaction of lien shall be secured by the lien hereby provided.
54

- 1 G. Underground facilities to remain underground. Wherever utility service facilities are located
2 underground, such facilities must remain underground and may not thereafter be converted to
3 overhead facilities.
4
5
6
7

8 **ARTICLE 5 – DEVELOPMENT STANDARDS**

9 **Division 23 - Unity of Title and Declaration of Restrictive Covenant in Lieu thereof. (3518)**

10 11 **Section 5-2301. Purpose and Applicability.**

12 When it is necessary that two (2) or more lots, parcels or portions thereof are added or joined, in whole or
13 in part, a Unity of Title or Declaration of Restrictive Covenant in lieu of a Unity of Title shall be filed to
14 ensure the properties are planned, developed and maintained as an integral development and/or project
15 and are consistent with and satisfy the requirements of these regulations and the City's Code of
16 Ordinances.
17
18

19 20 **Section 5-2302. Unity of Title.**

- 21 A. General requirements. As a prerequisite to the issuance of a building permit, the owner(s) in fee
22 simple title shall submit a Unity of Title in recordable form to the Building and Zoning Department
23 providing that all of the property encompassing the parcel proposed for development upon which the
24 building and appurtenances are to be located shall be held together as one (1) tract of land and
25 providing that no part or parcel shall be conveyed or mortgaged separate and apart from the parcel
26 proposed for development, as set forth under the building permit in the following cases:
27
28
- 29 1. Whenever the required off-street parking is located on contiguous lots or parcels or is otherwise
30 located off-site, as provided for under Article 5 Division 16 of these regulations.
31
 - 32 2. Whenever the parcel proposed for development consists of more than one lot or parcel and the
33 main building is located on one lot or parcel and accessory buildings or structures are located on
34 the remaining lot or parcel comprising the parcel proposed for development.
35
 - 36 3. Whenever the parcel proposed for development consists of more than one lot or parcel and the
37 main building is located on one or more of the lots or parcels and the remaining lots or parcels
38 encompassing the parcel proposed for development are required to meet the minimum standards
39 of these regulations.
40
 - 41 4. Whenever a building is to be constructed or erected upon a lot or parcel which is larger in
42 frontage, depth and/or area than the minimum required by these regulations and which lot or
43 parcel would be susceptible to resubdivision in accordance with Article 3 Division 10.
44
 - 45 5. Whenever the Board of Adjustment provides that a Unity of Title shall be executed as a condition
46 for the granting of a variance.
47
 - 48 6. Whenever a Unity of Title is specifically required by an ordinance or resolution adopted by the
49 City Commission.
50
 - 51 7. Whenever a parcel proposed for development in any residential district consists of more than one
52 platted lot.
53

- 1 B. Approval. The Unity of Title shall be subject to review and approval by the City Attorney as to form
2 and content, together with any additional legal instruments to preserve the intent of these regulations
3 and to properly enforce these regulations_and Code of Ordinances.
4
- 5 C. Release. Any Unity of Title required by this section shall not be released except upon approval by
6 resolution passed and adopted by the City Commission and executed by the City Manager and City
7 Clerk.
8
- 9 D. Recording. The owner(s) shall pay all fees as required by the City Code of Ordinances for the
10 processing and recording of the Unity of Title.
11
- 12 E. Enforcement. Enforcement of the Unity of Title shall be by action at law or in equity with costs
13 and reasonable attorney's fees and City fees to the prevailing party.
14

15 **Section 5-2303- Declaration of restrictive covenant in lieu of a Unity of Title.**
16

- 17 A. General Requirements. In the case of separate but contiguous and abutting parcels proposed for
18 development located in Commercial or Industrial Districts owned by one (1) separate or multiple
19 owners wishing to use said property as one parcel, the Building and Zoning Director may approve a
20 Declaration of Restrictive Covenant in Lieu of a Unity of Title together with a Reciprocal Easement
21 and Operating Agreement approved for legal form and sufficiency by the City Attorney. The
22 Declaration of Restrictive Covenant shall run with the land and be binding upon the heirs, successors,
23 personal representatives and assigns, and upon all mortgagees and lessees and others presently or
24 in the future having any interest in the property. In such instances, the property owner(s) shall agree
25 that in the event that ownership of the subject properties come under a single ownership, the
26 applicants, successors and assigns, shall file a Declaration of Restrictive Covenant covering the
27 subject properties.
28
- 29 B. Declaration of restrictive covenant shall comply with the following:
30
- 31 1. Submit a record of the existing height, existing size and site conditions, to include both plan and
32 photographic evidence.
33
 - 34 2. Develop, maintain and operate the property as a single building site.
35
 - 36 3. Develop individual building sites within the subject property in accordance with the provisions of
37 the City's Comprehensive Land Use Plan and these regulations.
38
- 39 C. The City shall only release a Declaration of Restrictive Covenant if the individual properties satisfy all
40 applicable regulations, Code of Ordinances and Comprehensive Land Use Plan requirements and the
41 release does not create substandard or nonconforming building sites.
42
- 43 D. Requests for modification of an existing Declaration of Restrictive Covenant shall be submitted to the
44 Building and Zoning Director and satisfy the following:
45
- 46 1. Provide written consent of the current owner(s) of the phase or portion of the property for which
47 modification is sought.
48
 - 49 2. The modification shall not create a fire emergency situation or be in conflict with the provisions of
50 these regulations, Code of Ordinances and Comprehensive Land Use Plan.
51
 - 52 3. The Building and Zoning Director may impose conditions within the Declaration of Restrictive
53 Covenant to insure the above provisions are satisfied or waive such provisions if not applicable to
54 the parcel proposed for development.

4. Subsequent owners of all parcels shall be bound by the terms, provisions and conditions of the Declaration of Restrictive Covenant.
5. The conveyance of portions of the subject property to third parties shall require a Reciprocal Easement and Operating Agreement executed by third parties in recordable form including the following:
 - a. Easements in the common area of each parcel for the following:
 - i. Ingress to and egress from the other parcels.
 - ii. For the passage and parking of vehicles.
 - iii. For the passage and accommodation of pedestrians.
 - b. Easements for access roads across the common area of each parcel to public and private roadways.
 - c. Easements for the following on each parcel to permit the following:
 - i. The installation, use, operation, maintenance, repair, replacement, relocation and/or removal of utility facilities in appropriate areas.
 - ii. The installation, use, maintenance, repair, replacement and/or removal of common construction improvements such as footings, supports and foundations.
 - iii. The attachment and support of buildings or other associated structures and/or improvements.
 - iv. For building overhangs and other overhangs and projections encroaching upon such parcel from adjoining parcel such as, by way of example, including but not limited to the following: marquees; signage; canopies; lighting devices; awnings; wing walls; etc.
 - v. Reservation of rights to grant easements to utility companies.
 - vi. Reservation of rights to road right-of-ways and curb cuts.
 - vii. Pedestrian and vehicular traffic over dedicated private right roads and access roads.
 - d. Appropriate agreements between the owners of the parcels as to the obligation for maintenance of the property to include but not limited to the following: maintenance and repair of all private roadways; parking facilities; common areas; landscaping; and, common facilities and the like.
6. These provisions of the Reciprocal Easement and Operating Agreement shall not be amended without prior written request and approval of the City Attorney. In addition, such Reciprocal Easement and Operating Agreement shall contain such other provisions with respect to the operation, maintenance and development of the property as to which the City and the parties thereto may agree, all to the end that although the property may have several owners, it will be constructed, conveyed, maintained and operated in accordance with the approved site plan.
7. Requisites.
 - a. The owner(s) shall provide a Certificate of Ownership by way of an opinion of title from an Attorney-At-Law licensed to practice in the State of Florida or from an abstract of title company licensed to do business in Miami-Dade County, Florida; said opinion of title shall be based upon an abstract or certified title information brought up within ten (10) days of the requirement that such Declaration of Restrictive Covenant be recorded.
 - b. The opinion of title shall include the names and addresses of all mortgagees and lien holders, the description of the mortgages and/or liens and the status of all real estate taxes due and payable.
 - c. A subordination agreement signed and executed by the mortgagees and/or lien holders shall accompany and be made part of the Declarations of Restrictive Covenants.
 - d. The Declaration of Restrictive Covenants shall be executed with the same formality and manner as a warranty deed under the laws of the State of Florida.
 - e. The City may also require that the property owners file additional documents with appropriate state and local agencies to ensure that the properties are treated for the purposes herein as a single building site. Such documents shall include, where appropriate, declaration of

condominium, approved by the State of Florida and recorded in the public records of Miami-Dade County. Copies shall be provided to the City together with the application for Declaration of Restrictive Covenant in lieu.

8. Approval. The Declaration of Restrictive Covenant shall be subject to review and approval by the City Attorney as to form and content, together with any additional legal instruments to preserve the intent of the ordinance to promote single building sites and to properly enforce these regulations, Code of Ordinances, and Comprehensive Land Use Plan.
9. Appeal. Appeal of the Building and Zoning Director's decision shall be to the Board of Adjustment in accordance with the provisions of Article 5, Division 6.
10. Release. A release of a Declaration of Restrictive Covenant shall require approval from the City Commission upon review and recommendation by the Building and Zoning Department. Approval shall be via a Resolution passed and adopted by the City Commission and release executed by the City Manager and City Clerk. The Building and Zoning Department and the City Commission must fund that upon demonstration and affirmative finding that the same is no longer necessary to preserve and protect the property for the purposes herein intended.
11. Recording. The owner(s) shall pay all fees as required by these regulations and/or Code of Ordinances for the processing and recording of the Declaration of Restrictive Covenant. The Declaration of Restrictive Covenant shall be in effect for a period of thirty (30) years from the date the documents are recorded in the public records of Miami-Dade County, Florida, after which they shall be extended automatically for successive periods of ten (10) years unless released pursuant to the Release provisions contained herein.
12. Enforcement. Enforcement of the declaration of restrictive covenant shall be by action at law or in equity with costs and reasonable attorney's fees to the prevailing party.

ARTICLE 5 – DEVELOPMENT STANDARDS

Division 24 – Walls and Fences

Section 5-2401. Materials and specifications.

- A. Walls may be constructed of the following materials:
 1. Coral rock.
 2. Concrete block stuccoed on both sides with concrete cap.
 3. Slump or adobe brick.
 4. Precast concrete.
 5. Used red brick, limed red brick or cement brick painted white.
- B. Wire fences may be constructed of the following materials:
 1. Aluminum chain link.
 2. Galvanized steel chain link.

3. Vinyl coated galvanized steel chain link in the following colors only: black, dark green, forest green, turf green and aqua.
4. Aluminum or galvanized steel single or double looped ornamental type fence. (3113) The construction of such wire fences shall meet the following specifications:
 - a. The wire used in construction of such fences shall be of not less than eleven (11) gauge or equal, except that one inch chain link fences may be twelve and one-half (12½) gauge.
 - b. Terminal posts shall be aluminum or galvanized steel pipe of not less than two (2) inches outside diameter or reinforced masonry columns of not less than four (4) inches square.
 - c. Aluminum or galvanized steel angles may be used as intermediate supports.
 - d. All terminal posts and intermediate supports shall be set in concrete, and all terminal posts shall be properly braced when installing any ornamental type fence.
 - e. Top rail, if used, shall be aluminum or galvanized steel pipe not less than one-and three-eighths (1⅜) inches outside diameter and where a top rail is not used, terminal posts shall be properly braced with aluminum or galvanized steel pipe.
- C. Ornamental wrought iron, ornamental aluminum cast iron or cast aluminum fences shall be permitted.
- D. Wood fences shall be permitted on Santa Maria Street.
- E. Wood picket fences shall be permitted on residential lots in Golden Gate, MacFarlane Homestead, and Coconut Grove Warehouse Subdivision, subject to the following conditions:
 1. Such fences shall be of cedar, cypress, or redwood, with four (4) inch by four (4) inch terminal posts, two (2) inch by four (4) inch intermediate posts, wood rails and pickets one inch thick. Pickets shall be placed so as to provide a space between of not less than one-half (½) the width of the picket.
 2. All such fences shall be painted on each side with an appropriate and harmonious color, and shall be maintained and kept in repair by replacing all rotting wood. Construction and painting shall be completed within a reasonable time after issuance of permit therefore, to be determined by the Building Official.

Section 5-2402. Location.

- A. All types of masonry or coral rock walls may be erected anywhere upon any premises, and in certain cases, (see 5-2703 2) must be erected along property lines,.
- B. The following fence types are permitted in the following locations:
 1. Wire fences:
 - a. Any residential or special use district;
 - b. In an Industrial District provided that such wire fences are not located closer than one-hundred (100) feet to Bird Road, LeJeune Road or Ponce De Leon Boulevard;
 - c. Along rear property line or within the rear setback;
 - d. Along the side property line to the front line of a building extended to the nearest point on the side property line provided that a coral rock or masonry wall connects the building with the wire fences;
 - e. Along the side property line to the rear corner of the building closest to the side lot line; or
 - f. On corner lots, along rear or side yards or within such rear and side property lines, provided, however, that such wire fence shall not be erected in any yard area which abuts a street and provided that if such wire fence extends further toward the street than the side or rear corner of the building closest to the side or rear lot line, a masonry or coral rock wall extending from the building to the rear or side lot line shall be connected to such fence.

2. No wire fences may be erected in any Commercial District.
3. All types of masonry or coral rock walls are permitted anywhere upon any premises.

Section 5-2403. Height. (2705, 2991, 3436)

No other wall or fence shall be permitted over four (4) feet high from the actual ground level at such wall or fence, gate or gate feature, whichever is higher, except in the following cases:

1. Wing walls, hereby defined as a wall or walls which extend from a building to or toward the property line, parallel to and in line with the front of said building, may exceed four (4) feet in height in residential districts.
2. Subject to the prior approval of the City Manager, concrete block, stuccoed or natural stone walls or chain link type wire fences may be erected to a maximum height of seven (7) feet upon property lines abutting Red Road of all lots facing or abutting upon Red Road from Coral Way to Southwest Eighth Street in cases where such walls or fences do not, in the opinion of the City Manager, create a hazard to pedestrian or vehicular traffic.
3. Walls confined completely within a U of a residence, duplex or multi-family dwellings may exceed four (4) feet in height in residential districts.
4. Walls in connection with residences, duplexes or multi-family dwellings in residential districts not included in subsection 3 above, may exceed four (4) feet in height, provided such walls meet the setback requirements for screened enclosures, and provided further that the enclosed ground area covered by the walls, the accessory buildings and the main buildings does not exceed forty-five (45%) percent of the enclosed area of the site.
5. Ornamental wrought iron, cast iron and/or aluminum fences may be erected to a maximum height of six (6) feet
6. Ornamental wrought iron, cast iron and/or aluminum fences may be erected on top of a masonry wall provided that the height of the masonry wall shall not exceed four (4) feet and the maximum height of the wrought iron, cast iron, aluminum and masonry wall shall not exceed six (6) feet.
7. Where residential and commercial districts adjoin each other, a six (6) foot high wall shall be constructed along the property line between the commercial and residential properties. The wall shall be constructed and maintained by the commercial property owner, however, the abutting residential property owner may construct and maintain the wall.
8. Residential gate and gate features may be erected to a maximum height of up to eight (8) feet on property in a residential district which has a street frontage of one-hundred (100) feet or greater and when constructed with a masonry or coral rock wall or wrought iron fence as permitted in this Division. (3557)

Section 5-2404. Walls and fences in public utility easement areas.

Every permit for the erection of a wall or fence in any public utility easement of record shall provide that it is subject to revocation. Each such wall or fence shall be constructed subject to the conditions that the said wall or fence shall be removed by the owner at any time on request of utility company requiring the use of the space for utility purposes, and that if the owner of such property fails to so remove such wall or fence after request and notice, the utility company or the City may remove such wall or fence at the property owner's expense.